

SILVERLAKES HOMEOWNERS ASSOCIATION, INC.
c/o Alliant Association Management
13831 Vector Avenue
Fort Myers, FL 33907
Office: 239-454-1101 ** Fax: 239-454-1147

Board of Directors Minutes
November 20, 2019 – 6:00 pm
Silverlakes Community Clubhouse

- 1. Establish Quorum/Call to Order:** The meeting was called to order at 6:00 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, and Carol Marietta, Accounting Director, were also present representing Alliant Association Management.
- 2. Proof of Notice:** Notice, including notice of budget consideration and determination of assessments, was posted more than 14 days in advance as required by Florida Statute at the Silverlakes Community Clubhouse and the Community exit gates.
- 3. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- 4. Approval of the Minutes:**
 - a. October 16, 2019 Board of Director's Meeting Minutes**

Motion: A motion was made by Markus Albrecht to approve the October 16, 2019 Board of Director's meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed**

6. Old Business

- a. Treasurer's Report:** The report was provided by Markus Albrecht.
 - Aged Owner Balances Total: **\$14,890**
 - Cash – Operating: **\$244,301**
 - Cash – Reserves: **\$592,462**
 - Total Cash: **\$836,763**
 - Available Free Cash: **\$150,000**
 - Expenses under budget: **\$2,958**

At the end of October there were twenty-five (25) delinquent owners. In September there were fourteen (14) and in August there were eighteen (18). The outstanding balance is \$14,890 which is higher than it was in September, but not surprising as Q3 assessments were due on October 1, 2019. There were two (2) homeowners that had payment plans, and one (1) has been paid in full.

The Association has \$224,301 in their operating account; \$150,000 is available free cash which is above the targeted amount. The overall expenditures are \$2,958 below budget however, the Association anticipates substantial expenses for mulch, the new pool furniture, and legal expenses before the end of 2019.

Motion: A motion was made by Lauren Siegel to approve the Treasurer's Report as submitted. Seconded by PJ Stratton. **All in favor - Motion Passed**

Consideration and Approval of the 2020 Budget: Markus Albrecht asked Carol Marietta to remove the new IMS Services line item from the proposed budget. Alliant has waived this fee for the invoice management system that they have recently implemented. Markus also commented on the current website; it will need to be upgraded or replaced soon. He suggested an \$350 budget increase for upgrades to the existing site. There has also been a contractor's lien filed by one of the subcontractors involved with the villa roof replacement that will incur legal costs both through Attorney DeBoest's office and through the Association's Directors' and Officers' insurance. The HOA discussed whether they should increase the villa assessments or debit the villa reserves to cover the expense.

Motion: A motion was made by Markus Albrecht to debit the villa reserves to cover the legal expenses pertaining to the contractor's lien. Seconded by Lauren Siegel. **All in favor - Motion Passed**

Dan Dobson, VOC Chair, requested the Board consider some projects and improvements for the 2020 budget. The committee is researching methods to improve the acoustics in the clubhouse. They also intend to modernize the restrooms and pressure wash various areas throughout the community. The Association already has the funds in the reserves to complete the restrooms. The Board has not yet extensively considered the acoustic issues but explained that a special assessment would be required to pursue that project. Proposals for the various pressure washing jobs are still being collected.

Motion: A motion was made by Markus Albrecht to approve the 2020 budget with the edits above. Seconded by Lauren Siegel. **All in favor - Motion Passed**

b. Committee Reports

i. Architectural Control – The committee received a total of five (5) requests: three (3) for roof replacement, one (1) for driveway paint, and one (1) for exterior paint. All of the requests were approved.

ii. Communications – No report.

iii. Clubhouse Social – The Social Committee would like to serve coffee in the clubhouse from 8:30-9:30 am Monday through Friday. They will begin in January on a three (3) month trial basis.

Motion: A motion was made by Lauren Siegel to approve the proposition. Seconded by PJ Stratton. Markus Albrecht abstains. – **All others in favor - Motion Passed**

iv. Finance – No report.

v. Fine Appeal – Richard Macchia reported that the committee received one waiver request. The request was approved.

vi. Exercise – No report.

vii. Vendor Oversight – Dan Dobson reported the north entry gate arm needs to be repaired or replaced as do the spindles on the ingress gate. The entry and exit gates squeak when opening. The dim north fountain light has already been reported. The VOC invited a vendor to clean and color a sample of the grout behind the counter in the clubhouse. The vendor will clean and color all grout for \$1,800. The VOC will obtain additional bids. The VOC discussed some options for improving the acoustics in the clubhouse and they will investigate further. The committee does not believe trimming all sixteen (16) trees located near streetlights is necessary to improve the overall illumination of the streets at night. They think only (5) need to be trimmed.

Motion: A motion was made by Lauren Siegel to only trim the five (5) trees suggested by Dan Dobson. Seconded by Claude Marku. **All in favor - Motion Passed**

c. Legal Issues – The Board discussed the recommendation made by Attorney DeBoest’s office that the HOA offer unit 153 a payment plan that would include a down payment and monthly payments to be paid in full in two (2) years. The Board decided that despite Attorney Himschoot’s departure from the law firm, the HOA will remain with Goede, Adamczyk, DeBoest, and Cross regarding the Beacon lawsuit. Attorney DeBoest is researching the additional parcels that have recently been discovered to be the property of the HOA. The suit with Beacon Acquisitions is pending. Jim Wisniewski has reached out to the attorney appointed by the HOA’s insurance provider regarding the issue.

d. Rental tracking – Jim Wisniewski reported there are twenty-three (23) rentals.

e. Association Manager’s Report – The CAM read her report.

f. Homeowner’s Forum:

- 1) A homeowner asked when to expect the special assessment for the villa roof project. Markus Albrecht anticipates the special assessment will be due in the last quarter of 2020.
- 2) The homeowner also asked about the villa lien foreclosure. Markus Albrecht discussed the series of events that lead to the attempted lien foreclosure. The vendor that the HOA hired and paid, did not pay his supplier and that supplier is attempting to collect the balance owed from the HOA.
- 3) A homeowner suggested the shrubs at the clubhouse parking lot entrances be trimmed to increase visibility when leaving the parking lot.

7. New Business

- a) Director’s Manual Update & Schedule of Fines-** The Director’s Manual has been completed and Jim Wisniewski is awaiting attorney confirmation of two (2) items before finalizing.
- b) DeBoest and Attorney Himschoot’s Departure-** This has already been discussed.
- c) Update on Street Lighting-** This has already been discussed.
- d) Update on Beacon Acquisitions-** This has already been discussed.
- e) Deactivation of Proxy Card-** This has already been discussed.
- f) Alliant Contract-**

Motion: A motion was made by Jim Wisniewski to approve the Alliant contract renewal with the 3% increase. Seconded by Markus Albrecht. **All in favor - Motion Passed**

g) Update on Ponds- The north and central ponds were expected to be completed in Phase II of Gateway Services’ lake bank project. The order has been rearranged however due to the ideal condition of the ponds. The ponds are now expected to be completed in 2021-2022. Chris Shoemaker with Gateway Services is willing to assist any homeowners that would like to remove littorals behind their homes.

h) Silverlakes Boundaries- This has already been discussed.

i) Pool and Waterfall Maintenance- The HOA will remain with their current vendor, Dean Genter Pools.

8. Meetings:

- a. Next BOD Meeting – Wednesday, January 15, 2020

Adjournment:

Motion: A motion was made by Lauren Siegel to adjourn meeting at 8:20 pm. Seconded by PJ Stratton. **All in favor – Motion Passed**

Meeting adjourned at 8:20 pm.