

# SILVERLAKES HOMEOWNERS ASSOCIATION, INC.

c/o Alliant Association Management  
13831 Vector Avenue  
Fort Myers, FL 33907  
Office: 239-454-1101 \*\* Fax: 239-454-1147

## 2019 Annual Meeting of the Membership

Held at 6:00 pm on March 20, 2019 at the Silverlakes Community Clubhouse  
13035 Lakehurst Court

### APPROVED MINUTES

- 1) **Establish a Quorum/Call to Order:** The meeting was called to order at 6:03 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, was also present representing Alliant Association Management. A quorum was established with 117 members present either in person or by proxy. The Association's Bylaws require thirty percent (30%) to call the meeting to order, which is ninety-nine (99), therefore the quorum requirement was met.
- 2) **Proof of Notice:** Notice of the meeting was mailed to all owners sixty (60) days and thirty (30) days prior to the meeting. The notice was also posted fourteen (14) days in advance as required by Florida Statute.
- 3) **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- 4) **Approval of Annual Meeting Minutes:** The 2018 Annual Membership Meeting Minutes were mailed to all owners with the meeting's notice. There were no requests for the minutes to be read aloud.

**Motion:** A motion was made by George McMahon to accept the minutes as provided. Seconded by Maureen Stratton. **All in favor-Motion Passed.**

- 5) **President's Report:** The President's Report was mailed to all owners with the meeting's notice. There were no requests for the report to be read aloud.
- 6) **Treasurer's Report:** The Treasurer's Report was mailed to all owners with the meeting's notice. There were no requests for the report to be read aloud.
- 7) **New Business:**
  - a) **Announcement of the Board of Directors:** There were two (2) vacancies on the Board of Directors. The Association received three (3) Notices of Intent from interested candidates, Markus Albrecht, Steven Paul, and Lauren Siegel. The membership elected Markus Albrecht and Lauren Siegel to the Board for three (3) year terms.
  - b) **Results of the Proxy Question:** *May the Association use reserve funds during the year to balance cash flow requirements in case of an emergency (such as a hurricane)?* There were 102 affirmative votes, six (6) negative votes, and nine (9) that did not wish to vote.

**8) Comments from the Membership:**

- 1) Steve Dobson encouraged the Board to add \$10,000 to the reserves in 2020 to fix the issue with the clubhouse's acoustics.
- 2) Richard Lindquist would like all the mailboxes in the community updated.
- 3) Claus Von Zittwitz expressed his disagreement that the mailboxes be replaced due to the cost.
- 4) Linda Goff asked Markus Albrecht to clarify the proxy question. He explained that all borrowed funds would be returned to the reserves.
- 5) Carol Egle asked if homeowners would be charged for the lake bank restoration taking place in Silverlakes at Gateway. Jim Wisniewski explained that the GSCDD assessment included in everyone's real estate taxes pay for the project.
- 6) Dan Dobson expressed his concern that Gateway Services may destroy his irrigation system as they restore the lake. Gateway Services restores all irrigation systems and turf that may be damaged as part of the project.
- 7) Lauren Siegel reported that the Florida Department of Health is scheduled to inspect and reopen the pool following the pool filter replacement project on March 21, 2019.
- 8) A homeowner asked how voting for the Board by secret ballot could be secret if Florida Statute requires the homeowner's information and signature on the outer envelope. The process of opening and counting all ballots per Florida Statute to ensure secrecy was explained to her.

**9) Adjournment:**

**Motion:** A motion was made by Steve Dobson to adjourn the Annual Meeting at 6:52 pm. Seconded by Ritchie Grethey. **All in favor-Motion passed**

The Annual Meeting adjourned at 6:52 pm.