

SILVERLAKES HOMEOWNERS ASSOCIATION, INC.

c/o Alliant Association Management

13831 Vector Avenue

Fort Myers, FL 33907

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Board of Directors Minutes

August 19, 2020 – 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, Rick Anderson; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, was also present representing Alliant Association Management.

2. Proof of Notice: Notice was posted more than 48 hours 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. February 19, 2020 Board of Director's Meeting Minutes

b. March 11, 2020 Board of Director's Meeting Minutes

c. March 16, 2020 Board of Director's Meeting Minutes

d. March 24, 2020 Board of Director's Meeting Minutes

e. May 18, 2020 Board of Director's Meeting Minutes

f. June 15, 2020 Board of Director's Meeting Minutes

g. August 3, 2020 Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the Board of Director's Meeting minutes for February 19, 2020, March 11, 2020, March 16, 2020, March 24, 2020, May 18, 2020, June 15, 2020 and August 3, 2020. Seconded by Rick Anderson. **All in favor - Motion Passed.**

5. Old Business

a. Treasurer's Report: The report was provided by Markus Albrecht.

Aged Owner Balances Total: **\$19,557**

Cash – Operating: **\$250,000**

Cash – Reserves: **\$688,000**

Total Cash: **\$938,000**

Unrestricted cash available: **\$143,900**

Expenses under budget: **\$868**

At the end of July there were twenty-eight (28) delinquent owners. In June, there were seventeen (17) and in May, there were twenty-one (21). The outstanding balance is \$19,557. There are two payment plans. One is current and the other is in foreclosure. Alliant continues to make repeated errors when

completing the association's financials and the Accounting Department is not completing the monthly reports in a timely fashion.

b. Committee Reports

- i. Architectural Control** – The committee will continue to meet on the first Tuesday of each month. Lauren Siegel announces the new members.
- ii. Communications** – No report.
- iii. Clubhouse Social** – Bingo is scheduled for August 23, 2020.
- iv. Finance** – Ray Beard asked if there were funds available for unexpected expenditures. The HOA currently has \$143,900 in unrestricted cash.
- v. Fine Appeal** – The committee received three (3) waiver requests. Two (2) for parking and one (1) for noise. All waiver requests were addressed.
- vi. Exercise** –Rick Anderson fixed the second fan. The third fan is beyond repair and will be used for parts. Jim Wisniewski offered to donate his old, larger TV for use in the gym.
- vii. Vendor Oversight** – Ritchie Grethey presented two (2) estimates to remove the damaged sidewalk surrounding a large hardwood tree in the park by the villas. The first estimate is \$582 and the vendor would remove all the concrete and replace it with sod. The second estimate is \$683 and the vendor would spread mulch around the hardwood's trunk and sod would replace the concrete pathway.

Motion: A motion was made by Markus Albrecht to approve the second estimate to include mulch around the tree's base and sod to replace the concrete pathway, the cost is not to exceed \$683. Seconded by Rick Anderson. **All in favor - Motion Passed**

The committee would also like the Board to again consider asking FPL to replace the current streetlight fixtures with LED fixtures. The committee would like to speak with FPL. The committee also estimates approximately 200 mailboxes throughout the community do not adhere to the community standards. Additionally, several do not meet the USPS standards as they are too low or mounted too far from the asphalt. The USPS is currently delivering mail to all residents in Silverlakes; however, they do have the authority to stop delivering to boxes that do not meet their standards. The committee would like the Board to reconsider replacing all of the mailboxes in the community and to assume the responsibility of maintaining them after they are replaced. Markus would like to see additional choices and he would like to see the preferred mailbox and post on display at the clubhouse, so homeowners have the opportunity to see the choice. Claude would like to ensure that if a vote is offered to the membership, there is a choice to keep the existing mailboxes as was the case previously when the option was presented to the membership. At that time the vast majority of residents were not in favor of replacement. Jim and Markus want to be sure that it is made clear to residents that replacement would result in a special assessment against all homeowners, likely between \$300 and \$400 plus an increase in quarterly assessments for maintenance. Lauren would like the advisory vote to replace the mailboxes along with the estimated cost of the special assessment and ongoing maintenance for replacement added to the 2021 annual membership proxy to gauge homeowner interest.

c. Legal Issues – There is one (1) home that has defaulted on their payment plan. An independent attorney will determine if Richard DeBoest’s legal fees regarding the case are reasonable prior to moving forward with foreclosure.

d. Rental tracking – Jim Wisniewski advised there are nineteen (19) rentals. The Board consulted with Attorney, Richard DeBoest, on two issues related to rentals. The first consultation regarded an inconsistent and incomplete rental application for unit 308. The second consultation regarded the lack of a rental application for unit 053 and reports of alleged property damage and harassment experienced by other residents caused by a tenant of unit 053.

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

f. Homeowner’s Forum:

- 1) A homeowner asked if residents that are not interested in replacing their mailbox may opt out should the association decide to move forward with the community wide replacement. Homeowners may not opt out.
- 2) A retired USPS employee commented that if the local mail carrier reports that several mailboxes are out of compliance, the USPS can require the association utilize communal boxes in lieu of individual mailboxes.
- 3) A homeowner asked that the Board explain the concept of grandfathering as it relates to Florida Statutes 720 as they did not understand why some homeowners have noncompliant mailboxes that the HOA must allow.
- 4) A villa owner, who pays the quarterly assessments via ACH, asked if ACH would automatically deduct the special assessment for the roof replacement. ACH will not automatically deduct the special assessment.
- 5) A homeowner asked if her warranty through BP Roofing for her roof which was completed last year is still valid. The warranty is still valid.
- 6) A villa owner asked what the villa assessments will be in 2021 after all funds for the roofing project have been collected. The Board has not finalized the 2021 budget.
- 7) A homeowner reported that an attorney he hired to discuss filing an insurance claim on his villa roof estimates that he can succeed in getting the villa owner a new roof in five (5) months. The Board explained to the owner that the roofing project is scheduled to commence in two (2) months.
- 8) A homeowner asked that the Board reconsider replacing the peeling window tint on the doors and windows at the clubhouse. The Board will consider replacing the tint on the doors as the damaged areas are quite large. They do not believe that replacing the tint on the windowpanes is worth the expense as the cost is quite high, and the peeling area is quite small. The homeowner also offered the alternative of just removing the damaged tint. Lauren further commented that the wording on the exterior door leading to the gym is incorrect.

6. New Business

a) Villa Re-Roofing Project and Special Assessment- The VOC invited seven (7) contractors to bid on the remaining villa roof replacements. The VOC recommended Adler Roofing. The cost for phase 2 will be substantially lower than phase 1 at \$41,434 per building. The HOA will include the recommended 8% contingency in order to pay for any unforeseen costs such as damaged plywood. The project total will cost approximately \$136,800. The current balance of the villa

reserves, including interest, is \$70,900. Markus added the remaining 2020 assessments due from the villa owners for a total of \$87,232 on hand by the end of 2020. The special assessment will need to be \$48,800 total, or \$3489 per villa owner. Markus suggested the special assessment amount be \$3,700 per villa owner in order to leave some available cash in the reserve account. The due date will be prior to the end of September so work can commence in October 2020. Lauren reported a concern for an absent villa owner regarding water coming out of a weep hole. Ritchie Grethey explained that the purpose of the weep hole is to allow water that finds its way under the tile to escape. The homeowner can reach out to BP Roofing if he believes the weep hole may be an issue for him in the future.

Motion: A motion was made by Markus Albrecht to accept Adler Roofing’s proposal for approximately \$42,000 per building with a special assessment of \$3,700 per villa owner due thirty (30) days after the special assessment notice is mailed. Seconded by Lauren Siegel. **All in favor - Motion Passed**

Motion: A motion was made by Markus Albrecht to transfer the unallocated villa interest through December 2020 into the villa reserves. Seconded by Lauren Siegel. **All in favor - Motion Passed**

b) GSCDD New Pond Standards Adopted- Gateway Service will now remove littorals behind homes in Silverlakes that do not want them twice a year at the request of the homeowner, assuming there are no significant erosion or washout issues present. The lake bank restoration project in Silverlakes will begin during Phase 2, however the schedule is not yet known.

c) 2019 Audit- The 2019 Audit has been completed and all Board members have a copy. No issues were discovered.

c) Camera Replacements- Lauren would like the two (2) vendors that bid on replacing the cameras and the NVR to present a demonstration of the proposed system to the Board.

a. Next BOD Meeting – Wednesday, August 16, 2020.

Adjournment:

Motion: A motion was made by Jim Wisniewski to adjourn meeting at 8:17 pm. Seconded by Lauren Siegel. **All in favor – Motion Passed**

Meeting adjourned at 8:38 pm.

