

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

September 16, 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. August 19, 2020 Board of Director's Meeting Minutes

Motion: A motion was made by Markus Albrecht to approve the August 19, 2020 Board of Director's meeting minutes with one edit. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

5. Old Business

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

Aged Owner Balances Total: **\$17,939**

Cash – Operating: **\$226,727**

Cash – Reserves: **\$690,651**

Total Cash: **\$917,379**

Unrestricted cash available: **\$151,700**

Expenses under budget: **\$43**

At the end of August there were twenty-one (21) delinquent owners. In July there were twenty-eight (28) delinquent owners. In June, there were seventeen (17). The outstanding balance is \$17,939. Of the twenty-one (21) delinquent owners, two (2) are currently with the association's attorney. One (1) delinquent owner is current in their payment plan and the other is in a lien foreclosure. The lien foreclosure accounts for \$10,350 of the \$17,939 owed to the association.

Motion: A motion was made by Lauren Siegel to approve the Treasurer's report. Seconded by Claude Marku. **All in favor - Motion Passed.**

b. Committee Reports

- i. Architectural Control** – The CAM reported that there were eleven (11) applications submitted and five (5) were for roof replacements.
 - ii. Communications** – No report
 - iii. Clubhouse Social** – Bingo is scheduled for September 19th. The community garage sale will be held in approximately one (1) month.
 - iv. Finance** – No report.
 - v. Fine Appeal** – No report. One parking fine was waived.
 - vi. Exercise** – No report. Rick Anderson installed the TV donated by Jim Wisniewski in the fitness center.
 - vii. Vendor Oversight** – No report.
- c. Legal Issues** – There have been two issues that have required the assistance of the association’s attorney. The first issue involved a submitted lease application that contained several inconsistencies and suspicious background check results for three (3) of the four (4) applicants. The property management company hired by the owner was unsuccessful in obtaining reliable answers to the Board’s questions regarding the discrepancies and the property management company withdrew the lease application. The second issue regarded a transfer of ownership and the association’s inability to prohibit the transfer due to limitations in the Association’s governing documents. The Board will discuss amending Exhibit F later in the meeting to address this issue.
- d. Rental tracking** – Jim Wisniewski advised there are nineteen (19) rentals.
- e. Association Manager’s Report** – The CAM read her report.
- f. Homeowner’s Forum:**
- 1) A homeowner expressed his satisfaction with his decision to install rubber mulch at his residence. He believes the HOA should replace the current wooden mulch with rubber mulch throughout all common areas.
 - 2) A homeowner advised that if the HOA is planning on requesting that FPL replace the current street light bulbs with LED bulbs, they should first obtain the permission of homeowners living on the cul de sacs who may be affected by light from the new fixtures intruding into their homes.
 - 3) A homeowner asked for a status report on unit 136. The bank is foreclosing on the property. It will no longer be what is referred to as a “zombie foreclosure”. Silverlakes was incorrectly reported as having defaulted because the foreclosure notice was incorrect. The foreclosure notice was served to someone from Lennar and to a former attorney at the law office of Goede, Adamczyk, DeBoest & Cross. The issue has been resolved.
 - 4) A homeowner who received a violation notice because of a dead citrus tree in their rear yard is upset as he claims his neighbor tampered with the tree causing its decline.

6. New Business

a) Amendment to Exhibit F-Transfer Approval- The Board has decided on a final draft for amendments they intend to make to the current Amended and Restated Rules and Regulations, Exhibit F. These amendments will specify which title transfers require Board approval and background checks. The application and review process will be specifically described in Exhibit F as part of the governing documents. Alliant will prepare a cover letter to accompany the draft amendments and submit both to Jim Wisniewski for approval prior to mailing to all owners.

b) 2021 Budget- Markus Albrecht has updated the draft budget to reflect the August financials. He is currently working on the insurance portion of the budget and will also update the villa reserves.

c) Villa Re-Roofing- A quorum of villa owners present at a special meeting held on September 16, 2020 voted unanimously to eliminate the villa reserves related to pressure washing, exterior painting, and roof replacements, effective January 1, 2021, and to distribute any residual money remaining in the villa reserves equally to all fourteen (14) villa owners. At that same meeting, the Board voted unanimously to end the villa roof replacement, exterior painting, and exterior pressure washing program effective January 1, 2021 or until the final villa roof replacement is completed, whichever is later. The association will continue to include landscaping and irrigation services as a part of the villa operating assessments. There are currently only three (3) villa owners who have not paid the special assessment for the roof replacement project. The remaining roof replacements will commence within the next thirty (30) days.

d) Camera Replacements- The Board and a member of the VOC Committee met with a potential vendor for the camera replacement and installation prior to the Board meeting. The Board has requested two (2) additional cameras be added to the proposal.

Motion: A motion was made by Lauren Siegel to accept Securitech1's proposal and to include fourteen (14) new cameras in the new system. Seconded by Rick Anderson. **All in favor – Motion Passed**

a. Next BOD Meeting – Wednesday, October 21, 2020.

Adjournment:

Motion: A motion was made by Jim Wisniewski to adjourn meeting at 7:08 pm. Seconded by Claude Marku. **All in favor – Motion Passed**

Meeting adjourned at 7:08 pm.

