

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 Meeting Minutes
September 16, 2020 at 5:00 pm
Silverlakes Community Clubhouse

1. Establish Quorum/Call to Order: The meeting was called to order at 5:07 pm with President, Lauren Siegel; Vice President, Rick Anderson; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, representing Alliant Association Management was also in attendance.

2. Proof of Notice: Notice and information regarding the meeting were mailed to all villa homeowners more than 14 days in advance as required by Florida Statute. Notice also was posted at the Silverlakes Community Clubhouse and the Community exit gates. Information was provided to all villa owners to participate via Zoom video conference as well.

2. Pledge of Allegiance: The Pledge of Allegiance was recited.

3. New Business: Villa Roof Replacement: Nine (9) of the fourteen (14) villa owners were present either in person or via speaker at the meeting. Jim Wisniewski and Markus Albrecht reported that during the February 1, 2019 meeting between the Board, the villa owners, and the association's attorney, Richard DeBoest, the villa owners asked that the Board reconsider the HOA's involvement in the villa roof replacement, exterior painting, and exterior pressure cleaning after the current villa roof replacement project was completed. It was explained that the current governing documents for Silverlakes at Gateway do not authorize the HOA to provide those services and the Board can vote to terminate them at any time. However, because the developer established a reserve account for the villas, which is therefore considered to be a statutory reserve under Florida Statutes, a majority vote of the villa owners, and not the Board, is required to terminate the reserves. Maintenance of the landscape and irrigation will continue to be included in the villa assessments as those services are authorized in Silverlakes' governing documents. The Board estimates that if the villa owners vote to exclude funding the reserves for roof replacement, exterior painting, and exterior pressure cleaning, the 2021 assessments will be approximately \$601 per quarter. After the completion of the villa roof replacement project, any money remaining in the villa reserve account would be refunded equally to the fourteen (14) villa owners should they decide to terminate funding the reserves.

4. Homeowner Comments:

- a) A homeowner asked if the HOA's involvement in exterior painting is eliminated, will villa owners be able to choose a different exterior color. The two (2) villa owners of the same building will need to agree on the color and ACC approval will be required, but the answer is "yes". Any colors approved by the ACC would be acceptable just like for any other home.
- b) A homeowner asked if they could eliminate a portion of the reserve funding rather than all of the funding. The governing documents do not authorize any funding for these services and so would need to be amended in order for the association to have the authority to collect for specific improvements. That would require a 75% yes vote from all owners in Silverlakes.
- c) A homeowner expressed her desire to eliminate the funding.
- d) A homeowner thanked the Board for reconsidering this topic after the completion of all villa roof replacements. He prefers to control the maintenance of his property.

- e) A homeowner stated they would like to keep the villa equity account, but equally divide any remaining reserve funds amongst the fourteen (14) owners at the end of 2020.

Motion by villa owners to terminate the villa reserve account: The villa owners in attendance voted by show of hands to eliminate the funding of the reserves for villa roof replacement, exterior painting, and exterior pressure cleaning. The villa owner that was present via speaker phone verbally voted. The vote was unanimous with all nine (9) villa owners present at the meeting or via speaker phone in favor of eliminating the HOA's involvement and terminating the villa reserve account, which represents a majority of the fourteen (14) villa owners.

Motion: A motion was made by Jim Wisniewski that the association cease providing roof replacement, exterior painting, and exterior pressure washing for the villas effective January 1, 2021 or the date that the final roof is replaced, whichever is later. Seconded by Markus Albrecht. All in Favor. **Motion is approved.**

Motion: A motion was made by Markus Albrecht to adjourn the meeting at 5:50 pm. Seconded by Lauren Siegel. All in Favor. **Motion is approved.**

5. Adjournment: With no further business to discuss, the meeting adjourned at 5:50 pm