

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 18, 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. Christi Jones, CAM, Erin Walsh, Operations Manager and Carol Marietta (via Zoom), 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 21, 2020 Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the October 21, 2020 Board of Director's meeting minutes. Seconded by Jim Wisniewski. **All in favor - Motion Passed**

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

Aged Owner Balances Total: **\$22,028**

Cash - Operating: **\$253,928**

Cash - Reserves: **\$637,560**

Total Cash: **\$891,488**

Unrestricted cash available: **\$152,700**

Expenses over budget: **\$6,118**

At the end of October there were thirty-four (34) owners with account balances due. In September there were eighteen (18) delinquent owners. In August there were twenty-one (21) delinquent owners. The outstanding balance is \$22,028. Of the thirty-four (34) 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 lien foreclosure. The two cases with the attorney account for \$13,119 of the \$22,028 owed to the association. The installation of the new camera system accounts for most of the over budget expense amount and is being funded through unrestricted cash as expected. Nine (9) of the owners who were delinquent with their Q4 assessments as of October 15 have since brought their accounts current.

6. Consideration and Approval of the 2021 Budget: Markus Albrecht asked Carol Marietta to adjust the budget to reflect the management fees charged by the Association's new property manager, Compass Rose Management. No other adjustments to the draft budget were proposed. The Villa owners will now be responsible for exterior maintenance, eliminating the villa reserve expense for 2021 and decreasing Villa quarterly assessments to \$604. Single family home quarterly assessments will have a slight increase to \$254 for 2021.

Motion: A motion was made by Markus Albrecht to approve the 2021 budget including the adjustment to the management fee expense account. Seconded by Lauren Siegel. **All in favor - Motion Passed**

7. Committee Reports

a. Architectural Control – The committee received a total of ten (10) requests. Four (4) of the requests required follow up for clarification. All ten (10) requests were approved.

b. Communications – No report.

c. Clubhouse Social – The Social Committee is working to finalize details for social distancing and safety protocols for upcoming events in response to Covid-19 conditions. The committee would like to start morning coffee again on January 4th, depending on Covid-19 conditions.

d. Finance – no report. A question was raised about small account balances reflecting overdue assessments. Jim Wisniewski explained that the characterization of those small balances as late assessments rather than interest or late fees is determined by the late payment ordering rules found in Florida Statutes Chapter 720.3085(3)(b).

e. Fine Appeal – The committee chair stated that a fine appeal was requested and heard for a commercial vehicle violation. The fine was upheld.

f. Exercise – Maintenance on some of the equipment was completed since the last Board meeting.

g. Vendor Oversight – The villa roofs are almost complete. Despite assurances to the contrary, one of the entry gates still has a fracture that needs to be repaired. The front gate and clubhouse entry system replacement is still ongoing.

8. Legal Issues – The lien foreclosure for Unit 153 was approved by the court and the auction is scheduled to be held the first week of March.

9. Rental tracking – There are currently twenty (20) rentals in the community.

10. Association Manager's Report – No issues beyond those already discussed are on the property manager's report.

11. Homeowners Forum – Homeowners raised concerns about the front gate and clubhouse entry system replacement project timeline. The Board advised that it has been a significant challenge to migrate the existing databases from the old system to the new system. The project is taking longer than anticipated but it is expected that the gates should be operational using the old clickers and pass codes shortly. The clickers and old resident entry code will be deactivated once the new database is operational, the new RFID stickers have been distributed, and the new system has been tested for several weeks. Homeowners requested that the WIFI password be posted near the pool.

12. Old Business – None

13. New Business:

- a. Unit 039 Noise Complaints** – The noise complaints persist against this property owner. Since the previous fines assessed were inappropriately waived, the association has to issue new fines for the new complaints and restart the process. This will be done shortly. If the new fines do not result in the noise stopping, the next step will be to get a cease and desist letter issued by legal counsel. If that does not work, then the Association can proceed to attempt to secure court injunction. In the meantime, residents may call the LCSO non-emergency number and a deputy will come out and assess the situation and take action as warranted.
- b. ACC Biannual Paint Color Review** – The Board will follow up with the ACC regarding the biannual review of approved paint colors.
- c. Director’s Manual Update** – Jim Wisniewski will take care of the director’s manual update.
- d. Other Items** - None

14. Meetings:

- a. Next BOD Meeting – January 20, 2021

Adjournment:

Motion: A motion was made by Lauren Siegel to adjourn meeting at 7:22 pm. Seconded by Rick Anderson. **All in favor – Motion Passed**

Meeting adjourned at 7:22 pm.