

SILVERLAKES-GATEWAY HOA

**c/o Compass Rose Management
1010 NE 9th Street
Cape Coral, FL 33909
239-309-0622**

**Board of Directors Minutes
Special Meeting
June 25, 2021 – 10:00 am
Silverlakes Community Clubhouse**

- 1. Establish Quorum/Call to Order:** The meeting was called to order at 10:05 am with President, Lauren Siegel; Vice President, Rick Anderson; Treasurer, Markus Albrecht; Secretary, James Wisniewski (by phone); and, Director Claude Marku in attendance.
- 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. Changes to assessment collection policy:** Jim Wisniewski explained that recent changes to Florida Statutes Chapter 720.3085(3)(d) require that late assessment notices sent to owners now include specific information and that owners must now be allowed 30 days from the date of the letter to pay the outstanding amount without the addition of legal fees or further action by the association. As a result of this change, the current assessment collection policy needs to be amended to require the use of the letter outlined in Florida Statutes, allow for the new 30 day payment period, and change the date for issuance of the 45 day lien letter from the end of the month the assessment was due to the 15th of the following month. A copy of the proposed revisions was circulated to the board in advance of the meeting. Jim and Markus will meet with CRM to ensure the proper letters are being used and that those letters are issued in a timely manner. The revised policy will be posted on the web site, posted on the clubhouse entrance bulletin board, and included in the Director's Manual.

Motion: A motion was made by Lauren Siegel to adopt the revised assessment collection policy. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

The board also discussed violations for account 18388 that have yet to be posted. This was the zombie foreclosure property and communication with the new investor owner was being directed through a GADC attorney who is no longer with the firm. The board is unclear about whether the required letters allowing for 14 days to appeal have been sent, and if so, whether they have been received by the owner. Scarlet Milano will be instructed to confirm that the required notices have been sent and to contact GADC to ensure that the notices make their way to the actual owner. Once confirmed, the fines will be posted. If not confirmed, the 14 day letters will be sent and the fines posted after the appeal period has lapsed or after the appeal is heard if the appeal is denied.

The board discussed landscaping issues concerning account 18324 – the recent bankruptcy case. The property is vacant pending sale by the bankruptcy estate trustee. While awaiting the sale, the association will need to ensure that the grass is kept at a reasonable level. Any costs incurred will be posted to the HOA landscape maintenance account.

Motion: A motion was made by Lauren Siegel to instruct Rodgers Landscaping to cut the grass on this property as needed but no less frequently than once every two weeks. Seconded by Rick Anderson.
All in favor – Motion Passed.

Jim Wisniewski and Markus Albrecht stated that owner receivables are now in much better shape than previously. They also discussed that CRM has not been sending 45 day lien letters as instructed resulting in a delay in cases that can be sent to GADC for collection. This is a significant failure on the part of CRM. Jim will try to arrange a meeting with the CRM owner in the next two weeks to discuss this matter and other continuing accounting issues.

Jim Wisniewski informed the board that after his contacting the Brivo national office directly, Securitech1 has granted access to the gate and clubhouse entry databases to Scarlet Milano and Minoj Sam.

There have been recent incidents with nonresidents “crashing” the pool and resident youths abusing the pool rules. Claude Marku has witnessed some of the incidents and he and others will be investigating to identify the residents so action can be taken by the HOA.

There have been incidents along the east side of Silverlakes abutting the FPL power line easement where golf carts from outside of the community have been driven through back yards and side yards onto Lakeland Circle and back. Lauren Siegel told the owners that it is a police matter but the police will not be able to do anything unless they observe the incident. He suggested that hedges be planted along the back property line to block the golf carts. Jim Wisniewski suggested that the owner buy a security camera to monitor the area. The police can act if they are presented with time stamped video evidence.

Adjournment: With no further business to discuss, the meeting adjourned at 10:50 am.