

**SILVERLAKES HOMEOWNERS ASSOCIATION, INC.**  
c/o Alliant Association Management  
13831 Vector Avenue  
Fort Myers, FL 33907  
Office: 239-454-1101 \*\* Fax: 239-454-1147

**APPROVED**  
**Board of Directors Minutes – Special Meeting**  
**March 23, 2018 – 9:00 AM**  
**Law Offices of Goede, Adamczyk, DeBoest & Cross, PLLC**

**Present:** Lauren Siegel, Jim Wisniewski, and Claude Marku. Markus Albrecht and PJ Stratton were absent. The Association's legal counsel Richard DeBoest was also present.

- 1. Establish Quorum:** With three of five Board members present, a quorum was established. The meeting began at 9:00 AM.
- 2.** Notice was posted more than 48 hours in advance as required by Florida Statutes at the Silverlakes Community Clubhouse and the Community exit gates.
- 3.** The purpose of the special meeting was to discuss the status of the informal arrangement between the Association and Villa owners established in 2009.

Richard DeBoest was briefed in writing in advance of the meeting concerning the history of the arrangement with Villa owners concerning services being provided by the Association and the financial reserves established to carry out those services. All Association documents related to the Villas were provided in advance of the meeting.

The informal nature of the arrangement has resulted in continuing disputes with Villa owners and the lack of binding legal documents makes it difficult to resolve those disputes. The discussion focused on options available to the Board going forward to formalize, modify, or ramp down the arrangement. Richard DeBoest will conduct a document search to confirm that there are no documents recorded with Lee County that are currently unknown to the Board and that address the Villas. After the document search, the Board will solicit input from Villa owners and decide on the best course forward for the Association. Richard DeBoest will advise the Board and draft any necessary legal documents once a decision has been made.

The meeting moved to a closed session at 9:40 AM to discuss pending litigation matters. The entire meeting ended at 9:55 AM.