

Silver Lakes Homeowners Association, Inc.

Board of Directors Meeting, Silverlakes Clubhouse

Wednesday, April 18, 2018

@ 6:00pm

Approved Minutes

- 1) **Call to Order/Establish a Quorum:** The meeting was called to order at 6:00pm with Directors Lauren Siegel, PJ Stratton, James Wisniewski, and Claude Marku present. Markus Albrecht was absent. Lindsay Ruiz representing Alliant Association Management also was in attendance.
- 2) **Proof of Notice:** Notice of the meeting was posted in accordance to Florida Statutes at least 48 hours in advance at the Silverlakes Clubhouse and Gatehouse.
- 3) **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- 4) **Approval of the Minutes:** Minutes from the February 21, 2018, March 21, 2018, March 23, 2018, and April 11, 2018 meetings were submitted to the board for review and approval. Minutes from the closed meeting with Counsel on held on March 23, 2018 also was presented for review and approval.

Motion: Motion was made Claude Marku to approve the Meeting Minutes from February 21, 2018, March 21, 2018, March 23, 2018, April 11, 2018. Seconded by Jim Wisniewski; **all in favor, motion passed.** Motion was made Claude Marku to approve the closed Meeting Minutes with Counsel from March 23, 2018. Seconded by Jim Wisniewski; **all in favor, motion passed.**

5) Director Reports:

a) Treasurers Report:

- i) Aged Owner Balances Total: **\$76,310.00**
- ii) Cash - Operating: **\$218,413.00**
- iii) Cash - Reserves: **\$651,363.00**
- iv) Total Cash: **\$869,776.00**
- v) Available Free cash: **\$87,900.00**

Jim Wisniewski gave the Treasurer's Report in the absence of Markus Albrecht. Both the number of owner delinquent accounts and the dollar amount of the delinquent amounts decreased from the previous month. Three cases in lien foreclosure represent over 70% of the total delinquent amounts. These cases are being aggressively pursued, however, the legal process is slow. A settlement has been reached in one case pending approval of the homeowner's Counsel and a disposition of the largest case is being finalized by the Association's Counsel. The final known Irma-related expenses were recorded in March which resulted in a small year-to-date over-budget expense position. However, recurring budgeted expenses are running several thousand dollars below budget leaving the Association close to break-even year-to-date. The financial statement review and updated reserve study are expected to be finalized over the next few weeks.

Motion: Motion was made by Lauren Siegel to approve the Treasurers Report. Seconded by Claude Marku; **all in favor, motion passed.**

6) Old Business:

a) Committee Reports:

- i) **Architectural Control Committee ("ACC"):** 8 requests were submitted to the Architectural Control Committee for review. All requests were approved.
- ii) **Communications:** none
- iii) **Clubhouse Social:** none
- iv) **Finance:** none
- v) **Fine Appeal:** The chairman of the Fine Appeal Committee reported that no new appeal cases have arisen since his last report.
- vi) **Exercise Committee:** The fans are consistently left on in the gym after all residents have left. Lauren Siegel stated that he will continue to include the request to turn them off when leaving the gym in the monthly newsletter.
- vii) **Vendor Oversight:** The vendor oversight committee stated that the vine on the wall was trimmed, a proposal to repair the vinyl fence close to the entry was received, and the monument light on the left side entering the

community is out and needs to be repaired/replaced.

- b) **Legal Issues:** A closed meeting was held with Counsel on two pending legal matters concerning delinquent accounts. Both cases are progressing.
- c) **Rental Tracking:** Jim Wisniewski stated that there is still a lack of response from residents if they will continue to rent their property, leave it vacant, sell the property, or use the homes themselves.

Motion: Motion was made by Jim Wisniewski for a second follow up letter to be sent to the residents via registered mail stating that a response is required within 14 days or they will incur a \$100 fine and clickers and Clubhouse access cards will be deactivated. Seconded by Claude Marku; **all in favor, motion passed.**

Lauren Siegel brought up the rental application for Unit 238 previously denied by the Board for various Rules and Regulations violations. He stated that following the denial, the homeowner complied with everything the association required. Lauren Siegel requested that the board entertain a motion to approve the application.

Motion: Motion was made by PJ Stratton to approve the lease application for Unit 238. Seconded by Lauren Siegel; **all in favor, motion passed.**

- 7) **Manager's Report:** The Community Association Manager Lindsay Ruiz reported on the projects that have been resolved, as well as the current pending projects for which proposals were provided to the Board for approval (see below).
- 8) **Homeowners Forum:**
 - a) A request was made that the association install anchor ropes on the chandelier in front of the Clubhouse. Lindsay will solicit bids to install anchor ropes on the Clubhouse chandelier for approval.
 - b) A homeowner's ARC application to paint her home was denied due to her color selection. Both colors were on the approved list. She wanted to use one of the colors, previously assigned for trim only, for the body of the home.

Motion: Motion was made by Claude Marku to approve Base Color 6422 Shagreen with Trim Color 7736 Garden Sage for address 11031 Lakeland Circle. Seconded by Jim Wisniewski; **3 to 1 in favor, PJ Stratton opposed, motion passed.**

- c) A follow up discussion regarding approved paint colors ensued. The Board in the past has discussed updating the color palette for the community as part of an overall review of Silverlakes' Rules and Regulations and Community Standards. The chairman of the ACC indicated that the ACC had also discussed internally the need to modernize the color scheme for the community. The Board asked the ACC to explore updating the current color palette and to invite interested residents to meetings to gather their input on an updated color scheme. Lindsay Ruiz mentioned that another Gateway community she serves had just gone through this process and had adopted a new palette that reflected a modern "Florida" color scheme. Lindsay will ask that other community if they would be willing to share their color scheme with Silverlakes as a starting point for the ACC. The ACC will present their suggestions to the Board for approval.
- d) Someone requested that we post signs to keep residents and non-residents from parking near the Silverlakes entrance/exit while waiting for school buses. The Board requested that Lindsay move forward to install two signs on each side of the entry/exit area.
- e) A homeowner made the suggestion that the association keep the gates open all day.

New Business:

- a) **Parking lot Tree and Pavers:** Proposals were provided to remove the pavers in the parking lot, grind the roots of the oak trees, and replace the pavers. An arborist evaluated the trees and stated that grinding the roots would not cause any significant damage to the trees and would not affect their structural integrity. The cost of removing and reinstalling the pavers is still in question and Lindsay was asked to solicit proposals from several other paver companies as the current proposal seems to be excessive.

Motion: Motion was made by Laurant Siegel to approve the proposal from Island tree to grind the oak tree roots under the pavers. Seconded by PJ Stratton; **all in favor, motion passed.**

- b) **Rules and Regulations:** The board went over each proposed revision to the Rules and Regulations one by one. Jim Wisniewski will make revisions agreed to by the Board and will submit the revised Rules and Regulations to Counsel for his review and comment.
- c) **Community Standards:** The board reviewed each proposed revision of the Community Standards. The last few items were tabled until the next meeting.
- d) **Delinquent Accounts:** Alliance requested that Jim Wisniewski and Markus Albrecht approve a request to accept a payment plan for Unit 312. Jim will follow up with Alliance regarding the terms of the proposed agreement and will review the Alliance and Alliant ledgers and discuss discrepancies with Alliance.
- e) **Insurance:** Lauren Siegel stated that he received information regarding the elevation certificate and will forward it to Amber Kronenberger to obtain a proposal for flood insurance.
- f) **Villas: tabled**
- g) **Reserve Study: tabled**
- h) **Financial Statement: tabled**

Adjournment:

Motion: Motion to adjourn at 8:08pm, made by PJ Stratton. Seconded by Claude Marku; **all in favor, motion passed.**

Meeting adjourned at 8:08pm