

**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 – Special Meeting**  
**April 26, 2018 – 2:30 PM**  
**Silverlakes Clubhouse**

**Present:** Lauren Siegel, PJ Stratton, and Markus Albrecht were present in person. Jim Wisniewski and Claude Marku participated by conference call on a speakerphone.

- 1. Establish Quorum/Call to Order:** With all five Board members present, a quorum was established. The meeting began at 2:35 PM.
- 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 meeting was to discuss the Villa maintenance matter, potential accounting issues surrounding approving the sale of Unit 313, and the proposed settlement of the delinquent account for Unit 312.

After meeting with the Association's legal counsel and after follow up research, discussion of whether to continue the informal arrangement reached with Villa owners in 2009 to replace roofs, paint the Villas, clean the roofs and driveways, and provide landscape maintenance resumed. Given all of the problems encountered with Villa owners regarding what is and what is not covered and the fact that there is no legal requirement that the Association Maintain the Villas, it was decided that a plan to transition out of the informal arrangement needs to be developed.

**Motion made by Markus Albrecht for the Board to develop a plan to transition out of the current arrangement and end the collection of the Villa reserves after 2020. Seconded by Lauren Siegel. All in favor; motion passed.**

Unit 313 was foreclosed and is owned by Bank of America ("B of A"). There is a delinquent account for B of A showing on the Alliant financial statements, however, B of A claims they have made all payments. Research by Jim Wisniewski into another matter revealed that the Alliant financial statements also show a large assessment pre-payment credited to the account of the foreclosed owner. It appears that Alliant improperly credited the payments being made by B of A to an account of the former owner that should have been closed. It was agreed that Jim Wisniewski would contact Colin Jenkins at Alliant to discuss this apparent accounting error.

Alliance CAS asked if the Board would accept a settlement for the delinquent account for Unit 312. However, the email did not provide any details other than the settlement would be an installment arrangement. Jim Wisniewski and Markus Albrecht have identified potential accounting issues and improper charges with the Alliance ledger for this account. It was agreed that Jim Wisniewski would

contact Alliance and discuss the specific issues with the ledger as well as get more information regarding the details of the proposed settlement.

**4. Adjournment:**

**Motion to adjourn made by Lauren Siegel. Seconded by PJ Stratton. All in favor; motion passed.**

The meeting adjourned at 3:17 PM.