

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 Meeting Minutes
July 25, 2018 2:30 pm
Silverlakes Community Clubhouse

1. Establish Quorum/Call to Order: The meeting was called to order at 2:31 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht and Secretary, James Wisniewski present. Director, Claude Marku, was not in attendance. Scarlet Milano, CAM, was also present representing Alliant Association Management.

2. Proof of Notice: Notice was posted more than 14 days in advance as required by Florida Statute at the Silverlakes Community Clubhouse and the Community exit gates. Notice was also mailed to owners.

2. Pledge of Allegiance: The Pledge of Allegiance was recited.

3. New Business: Approval of revisions to the Rules & Regulations, Exhibit F, and the Community Standards. The board invites homeowner discussion on the proposed revisions at this time.

- a) Lauren Siegel described the process for amending the Rules and Regulations. The Association is required to provide a 14-day notice to residents that must include the current Rules and Regulations and the proposed, revised Rules and Regulations. The approval of these proposed revisions is made by the Board of Directors. The Association's Attorney was consulted to ensure compliance with federal and state law.
- b) A homeowner requested clarification on the rule pertaining to single family occupancy of homes. The board advised the rule is to prevent room rentals and homes occupied by roommates. It is not intended to prevent owners from having guests.
- c) A homeowner suggested that the Association use Rogers Landscaping to maintain lot 138 and bill the owner. County Code Enforcement has been contacted twice but has yet to respond. The Board will contact Rogers. He also suggested the Board allow items in lawns with ACC approval. The Board has revised the current Community Standards to now exclude only material items. Other items will be permitted.
- d) A homeowner is unhappy she received a violation for a bench on her walkway prior to the revision. The homeowner was informed she may have a bench within a screened enclosure or under a covered porch. She questioned if other homeowners were receiving similar violations.
- e) A homeowner received a violation for grass clippings. He contends the grass clippings travelled down the gutter from his neighbor's house. The Board instructed the CAM to no longer issue violations generated from other homeowners without first investigating their validity.
- f) A homeowner questioned regulations regarding the installation of solar panels. Jim Wisniewski informed the homeowner that the Association cannot prohibit solar panels or dictate that they be placed where they would be ineffective per state law. The specific statute is cited in the revised Rules and Regulations.
- g) A brief discussion occurred regarding fishing from private property and fireworks violations. Jim Wisniewski drafted a letter for the May meeting that would be sent to certain homeowners asking them to specify to whom they granted permission to fish from their property as well as reminding those homeowners about certain liability matters. Alliant will mail the letter to the four homeowners in question. The Board will not attempt to determine if a homeowner is onsite during a fishing offense. Alliant was asked to send a nuisance violation to the offending homeowner for excessive

fireworks noise and subsequent litter left on the road. Lauren Siegel will speak to Officer Canfield of the LCSO to discuss what course of action may be taken by the Association.

- h) Communications Committee inquired if the Association's Attorney will have recorded the Rules and Regulations, Exhibit F, and the Community Standards with the Clerk of Courts prior to their meeting on August 5th. Markus Albrecht advised the copy approved at the meeting can be distributed at their meeting.

Motion: A motion was made by Markus Albrecht to approve the revised Rules & Regulations, Exhibit F, and the Community Standards. James Wisniewski seconded. All in favor, **motion is approved.**

4. Adjournment:

Motion: A motion was made by Lauren Siegel to adjourn the Board meeting at 3:50 pm. Markus Albrecht seconded. All in favor, **motion is approved.**

The meeting was adjourned at 3:50 p.m.