

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

Board of Directors Meeting Minutes
August 15, 2018 6:00 pm
Silverlakes Community Clubhouse

1. Establish Quorum/Call to Order: The meeting was called to order at 6:00 pm with President, Lauren Siegel; Vice President, PJ Stratton; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, was also present representing Alliant Association Management.

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

4. Old Business:

Motion: A motion was made by Lauren Siegel to alter the order of the Agenda to address the signs at the community's exit first. PJ Stratton seconded. All in favor, **motion passed.**

- a. **Community Exit Signs:** Lauren Siegel explained that the signs were erected in response to growing concerns over safety at the entrance during school pick up and drop off times. Vehicles waiting for the bus park on both sides of the entrance and exit lanes blocking entry, limiting traffic visibility on Griffin Drive, and potentially prohibiting access to emergency vehicles. While the Board acknowledges that the signs are not aesthetically pleasing, they are responsible for ensuring safety on all common areas and the signs are an attempt to resolve an escalating issue. Alternatives to the signs include parking at the clubhouse and walking children to the bus stop, requesting the bus stop be moved from Griffin to the clubhouse, or allowing parking on certain areas only. They also discussed the option of limiting the signs to only one side of the entrance. The Board stated they would consider homeowner suggestions.

Motion: A motion was made by Lauren Siegel to remove signs from the waterfall side of the entry and exit. Motion was not seconded as being premature due to preceding homeowner comments.

5. Homeowner's Forum:

- a) A homeowner requested all signs be removed and the no parking instructions be painted on the roadway or curbs instead. The Board questioned what would happen if a vehicle blocked the painted warnings.
- b) A homeowner questioned how the rules are going to be enforced. The Board explained that Statewide Security will be asked to patrol the entrance and exit for the next month.
- c) A homeowner expressed that the quantity of signs is excessive. The Board reiterated that they will consider removing some of the signs.

- d) A homeowner stated she would like the Association to consider allowing buses to pick up inside the community. The Board advised they will reach out to the School Board to determine bus stop criteria.
- e) A homeowner commented that the parking issue is a nuisance and dangerous for morning commuters who do not have children.
- f) A homeowner stated she preferred to wait in the car while her child was at the bus stop to monitor her. The Board asked if she was opposed to parking at the clubhouse and walking with her child to the bus stop.

Motion: A motion was made by Lauren Siegel to hire Statewide Security to monitor the entrance and exit to Silverlakes each morning for the next month. Seconded by Jim Wisniewski. All in favor, **motion passed.**

6. Clubhouse Pavers: Jerry from Gator Construction presented his proposal to repair buckling pavers located at the clubhouse parking lot entrance. He will remove five feet of pavers along the side so that large tree roots underneath can be shaved down. He will install an apron curb to reroute the roots. He suggested mulch instead of sod to replace the pavers due to inadequate sunlight. He proposed the same application for the affected parking spots. He will also relevel the pavers in the center of the parking lot, so they are flush with the storm drain.

Motion: A motion was made by Lauren Siegel to approve Gator Construction's proposal in the amount of \$22,928.75. Claude Marku seconded. All in favor, **motion passed.**

7. Approval of the Minutes:

a. May 16, 2018 Board of Director Meeting Minutes

b. July 25, 2018 Board of Director Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the May 16, 2018 and July 25, 2018 Board of Director's meeting minutes. Seconded by Markus Albrecht. All in favor, **motion passed**

b. June 19, 2018 Board of Director Closed Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the June 19, 2018 Board of Director's closed meeting minutes. Seconded by Jim Wisniewski. All in favor, **motion passed**

8. Old Business

a. Treasurer's Report: Markus Albrecht

Aged Owner Balances Total: **\$72,842**

Cash – Operating: **\$224,730**

Cash – Reserves: **\$688,793**

Total Cash: **\$913,523**

Available Free Cash: **\$83,700**

Expenses over budget: **\$1,685**

Delinquent accounts totaled \$72,842, up slightly from May and June. One account in lien foreclosure represents \$46,589, or 64% of the total. The net increase is the result of unpaid assessments offset by corrections to account balances made by the Board of Directors. The Association's expenditures are on

target for the remainder of 2018. The Association expects some substantial landscape expenses next month. Several of the Association's bank accounts have been shifted in order to profit from higher interest rates.

Motion: A motion was made by Lauren Siegel to approve the Treasurer's Report. Seconded by Jim Wisniewski. All in favor, **motion passed**

i. First Draft 2019 Budget – The Board discussed the draft of the 2019 Budget. The clubhouse mortgage will be retired in December 2018. The Association will no longer need to budget for principal and interest on the loan, therefore there will be an additional \$104,000 per year available at current assessment levels. The Board has considered all vendor increases for 2019 which range from 2%-3%. Additionally, the Board will include Flood Insurance and Contents Insurance for the clubhouse and gatehouse. Insurance for the gate operator will also be added to the 2019 budget. The net cost increase for these additions is approximately \$2,500. The Association may be able to reduce the reserve accrual pursuant to a recently updated reserve study. The villa owners however will need to continue to compensate for reserve shortfalls in preparation for their roof replacements in 2020. The tentative quarterly maintenance fees for 2019 for homes are proposed to be \$234 and the villas, \$1,321, subject to further refinement.

b. Committee Reports

i. Architectural Control – A new exterior color palette has been selected and is awaiting Board comment and approval.

ii. Communications – No report

iii. Clubhouse Social – No report

iv. Finance – No report; however, a resident inquired about the villa roofs asking when they will be replaced and how the Board will determine which roofs to replace first. Markus responded that all roofs will be replaced by 2020 and the CAM is currently working on obtaining proposals for an inspector and for roof replacement.

v. Fine Appeal – No report.

vi. Exercise – No report

vii. Vendor Oversight – No report. The Red's OK Towing sign at east entrance will be replaced due to sun fading.

b. Legal Issues – Attorney Richard DeBoest is assisting with the sale of the abandoned property, lot 136.

Motion: A motion was made by Lauren Siegel to accept the proposal from Richard DeBoest. Seconded by Claude Marku. All in favor, **motion passed**

c. Rental tracking – There are a total of 27 rentals, with one new application approved. Colin Jenkins was unable to provide the rental report as he was on paid time off.

d. Association Manager's Report: The CAM read her report

e. Community Exit Signs: Already discussed

f. Homeowner's Forum: Already discussed, no further comments.

Motion: Motion made by Lauren Siegel to remove the no stopping signs on only the waterfall sides of the entry and exit pending further investigation with the Lee County School Board regarding moving

the school bus stop to the Silverlakes Clubhouse parking lot. The issue to be reassessed at the September meeting. Seconded by Jim Wisniewski. All in favor, **motion passed.**

9. New Business:

- a. **Villa Roofs:** Already discussed
- b. **Delinquent Accounts and Accounting Matters:** Alliance CAS is still incorrect in several of their accounts. Jim Wisniewski recommended discontinuing any relationship with them.
- c. **Exterior Paint Color Palette:** The Board will revisit the proposed palette.

4. Adjournment:

Motion: A motion was made by PJ Stratton to adjourn the Board meeting at 8:18 pm. Seconded by Lauren Siegel. All in favor, **motion passed.**

The meeting was adjourned at 8:18 p.m.