Silver Landing Homeowners Association, Inc.

Board Meeting / Workshop Minutes

Date: February 26, 2026
Time: 6:05 PM
Location: SilverLeaf Amenity Center

Presiding: Kevin Keller, President

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1. Call to Order

President Kevin Keller called the meeting to order at **6:05 PM**.

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2. Roll Call / Quorum

Board Members Present:

- Kevin Keller – President
- Randy Nelson – Vice President
- Ari Leopold – Secretary
- Guy Cyr – Treasurer
- Richard Sanes – Board Member

Also Present:

- Tom Rowand – Community Association Manager (CAM) / Management Leadership
- Mike Murray – Community Association Manager
- Homeowners

A quorum of the Board was confirmed. Management confirmed the meeting was **duly noticed**.

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3. Approval of Prior Minutes

A correction to the prior minutes regarding park bench language was noted.

A motion was made to approve the prior meeting minutes **as corrected**.
The motion was seconded and **approved unanimously**.

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4. President’s Update

The Board received an update regarding current initiatives including:

- improving community communications
- reviewing vendor performance and contracts
- evaluating common area improvements
- encouraging homeowner participation through committees

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5. Treasurer’s Report

The Treasurer presented a summary of financial activity including:

- year-end 2025 financial results
- assessment collections and delinquency progress
- reserve considerations and planning
- ongoing accounting cleanup and reporting improvements

A motion was made to **apply the 2025 year-end surplus to the 2026 contingency fund rather than retained earnings/reserves**.

The motion was seconded and **approved unanimously**.

(Final surplus amount to be confirmed prior to approval of final minutes.)

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6. Finance Committee

The Board discussed formation of the **Finance Committee** and ongoing efforts to organize homeowner participation.

Volunteers were invited to participate in assisting with financial review, planning, and future budgeting considerations.

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7. Grounds Committee

The Board discussed the newly formed **Grounds Committee** and its initial meeting.

The committee is expected to assist with:

- reviewing landscaping conditions
- identifying improvement opportunities
- providing homeowner feedback regarding common areas

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8. Safety and Security Committee

The Board discussed formation of the **Safety and Security Committee**. Several homeowners expressed interest in participating.

Topics discussed for review by the committee include:

- community lighting conditions
- potential coordination with the Sheriff’s Office regarding patrol visibility
- possible security measures
- traffic concerns related to nearby development and school access

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9. Palm Tree Trimming

The Board reviewed proposals for palm tree trimming services.

A motion was made to approve **Lucas Tree** to trim approximately **254 palm trees**, including removal of two dead trees, for approximately **$7,000**.

The motion was seconded and **approved unanimously**.

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10. Mulch Proposal

The Board reviewed proposals for mulch installation in common areas and the playground.

A motion was made to approve the mulch proposal totaling **$12,995 plus applicable tax**, to be installed following new plantings.

The motion was seconded and **approved unanimously**.

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11. Pet Waste Station Proposal

The Board reviewed a proposal for installation and servicing of four pet waste stations within the community.

A motion was made to approve the proposal at **$224 per month**.

The motion was seconded and **approved**.

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12. Foreclosure Authorization

The Board reviewed delinquent accounts currently at the stage eligible for foreclosure.

A motion was made to authorize counsel to proceed with **foreclosure actions on seven homes currently at that stage**, with no additional cases to be initiated until further review.

The motion was seconded and **approved unanimously**.

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13. Legal Counsel

The Board discussed legal representation and potential conflicts of interest related to current counsel also representing the master association.

A motion was made to engage **Ansbacher Law Firm** as legal counsel for the Association and transition future legal matters accordingly.

The motion was seconded and **approved unanimously**.

The Secretary read the related resolution into the meeting record.

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14. Landscaping Contractor

The Board reviewed a proposal from **BrightView Landscaping** as an alternative landscaping contractor.

A motion was made to approve **BrightView Landscaping** as the Association's landscaping contractor and provide termination notice to the current contractor in accordance with contract requirements.

The motion was seconded and **approved**.

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15. Landscaping Improvement Proposals

The Board reviewed proposals for landscaping improvements at the community roundabout, park areas, and entrance.

A motion was made to approve the landscaping improvements as presented.

The motion was seconded and **approved**.

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16. Park Electrical Improvements

The Board reviewed proposals for park-area electrical improvements to support lighting and potential community event needs.

A motion was made to approve electrical improvements **not to exceed $7,500**.

The motion was seconded and **approved**.

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17. Insurance Broker

The Board reviewed a recommendation to appoint **WellHouse Insurance** as the Association's broker of record.

A motion was made to approve WellHouse Insurance as broker of record while allowing existing policies to remain active until renewal.

The motion was seconded and **approved unanimously**.

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18. HOA Website

The Board reviewed a proposal to create an official **Silver Landing HOA website** to provide centralized information, documents, and communication tools for residents.

A motion was made to approve development of the website at an annual cost **not to exceed $1,200**.

The motion was seconded and **approved unanimously**.

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19. Compliance / Fining Committee

The Board discussed exploring formation of a **compliance or fining committee composed of non-board members** to assist with enforcement procedures.

Homeowner interest in participating was invited.

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20. Meeting Audio System

A resident raised concerns regarding difficulty hearing meeting discussions.

The Board discussed possible improvements to meeting audio equipment and potential coordination with the master association that owns the facility.

No formal action was taken at this time.

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21. Pond and Stormwater Concerns

The Board discussed pond conditions, water levels, erosion concerns, and infrastructure considerations related to pond systems and community turnover.

A motion was made to move forward with obtaining **outside professional evaluation of pond systems and related infrastructure**.

The motion was seconded and **approved**.

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22. Next Meeting

The Board discussed scheduling the next meeting for **Thursday, April 9, 2026**, subject to proper notice.

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23. Adjournment

A motion to adjourn was made and seconded.

The meeting was **adjourned**.

Submitted by:
Ari Leopold
Secretary