

# TEAM BRIEFING

Trusted Expertise in Association Management



## A.C.E.: Alliant Embarks on New Seminar Series

On June 17, 2021 Alliant embarked on its first-ever seminar series. This series is geared towards our boards and contains topics that we feel are vital and (hopefully) timely in their delivery. Our first seminar covered Hurricane Preparedness and discussed everything an association needs to do to plan for a hurricane or other natural emergency. Taking into account a large group in one of our communities, we estimate over 80 people attended the Zoom seminar. We would like to thank all of those that attended and hope that you found the seminar informative.

If you missed our first seminar, don't panic! We plan to have a few more seminars over the course of the next three months: Legislative Update, Budgets, and the Fining Process. "Save the Dates" and registration emails will be sent out accordingly, so please keep an eye out when checking your email inbox.

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# A.C.E.

## Alliant Community Education Seminar Series

**July 21**  
**Legislative Update**

Seminars begin at 10AM and are 45 minutes to an hour in length.

**August 19**  
**Budgets**

Email invitations with registration links are sent out the week prior to the seminar.

**September 29**  
**The Fining Process**

Seminars are virtual (online) only.



# Millie's Message



Where do I begin...

My hope is that this newsletter finds you and your family healthy, safe, and looking forward to a bright future.

Summer is here, we're at the tail end of graduation season for many, businesses are reopening around the country, and new beginnings and change are in the air. Better times are ahead as our economy starts to rejuvenate. Hopefully employers everywhere are showing their current staff how much their hard work and loyalty is appreciated on a regular daily basis. Many employers, including Alliant, are willing to pay wages well above the regulated minimum hourly wage. We hope that people are eager to get back to work and live a "normal" life. A fresh start sounds pretty good.

Having a good outlook on life is a great way to start the day. I like to wake up each day with a happy mindset and great attitude. No matter how bad your day goes, you can always count on the sun rising the next day as each tomorrow brings the opportunity for a new beginning. It's like getting a second chance to make things better each and every morning.

Schools are closed for the summer. And although the summer vacation here in SWFL is a little shorter than normal this year, hopefully our young future leaders are looking forward to mingling with school friends this fall when schools reopen with regular in-school teaching.

Our clients and vendors know they can always count on the very best service from all of our Alliant team members. No task is too big or too small for us to provide excellent service. At Alliant we are always looking to make things better for our

clients, vendors, and team members. The Alliant team never stops working for you. In the fall we will announce new office business hours so that we are able to accommodate all your business needs.

We are also expanding north! I'm happy to announce the opening of our new **Punta Gorda** Alliant office which will enable us to better serve our clients in the northern portion of our portfolio. A grand opening date will soon be announced.

Stay safe and healthy,  
**Millie K. Strohm**, President & CEO

**Welcome to Alliant!**

**The following community recently joined our Alliant portfolio:**

**Spring Creek Village Amenities Corp.**

## Upcoming Blood Drive

Alliant proudly sponsors the Lee Health Blood Mobile at our Fort Myers office on a regular basis. Our next **Blood Drive** is tentatively scheduled for September. Keep an eye out for more details. See page 3 to learn about our June blood drive.



# Employee Spotlight: Janel Wisniewski, CAM Operations Manager, Punta Gorda



Janel jumped into association management back in 2010. Prior to coming to Alliant, she managed a professional trade association as an executive director. Janel first joined Alliant in 2014 and immediately connected with the “team approach” to management. She did leave us for a couple of years (nobody’s perfect) but welcomed the opportunity to return last year as the Operations Manager for our up and coming Punta Gorda/Port Charlotte territory. She is very excited about the expansion with our new satellite office near downtown Punta Gorda, where she will oversee the day-to-day operations for our communities in that area. Janel strives to foster teamwork and build working relationships. Her outgoing personality, larger-than-life laugh, sincerity, and genuine enthusiasm makes her easily accessible and approachable amongst her co-workers as well as her boards. As an Operation Manager, her goal is to nurture and encourage the professional development of her staff.

Janel is a native Floridian who just celebrated 30 years of marriage. She has three children and recently welcomed her first grandchild. She enjoys reading, kayaking, camping, traveling and word games. She likes learning about anything and everything!

## Another Successful Blood Drive at Alliant!

We are happy to report we had 18 participants for our June 8th blood drive here at Alliant. Several staff members and vendors alike showed up to support this very important cause, and we thank you all!

Give blood. Save lives.



# We're Having What Kind of Meeting?

What's the difference between a board meeting and a special meeting, or an annual meeting and a town meeting? It's important to know the difference!

## Annual Meetings

Annual meetings (or annual membership meetings) are required by the governing documents, which specify when they're to be conducted and how and when owners are to be notified about the meeting. This is the main meeting of the year when owners receive the new budget, elect a board, hear committee reports and discuss items of common interest.

## Special Meetings

Special meetings are limited to a particular topic. The board can call a special meeting at any time, and they must notify all owners in advance. The notice will specify the topic so interested owners can attend. Special meetings give the board an opportunity to explore sensitive or controversial matters—perhaps an assessment increase. Owners do not participate in the meeting, unless asked directly by a board member, but they have a right to listen to the board discussion.

## Town Hall Meetings

Town hall meetings are informal gatherings intended to promote two-way communication; full owner participation is essential to success. The board may want to present a controversial issue or explore an important question like amending the bylaws. The board may want



to get a sense of owners' priorities, garner support for a large project or clarify a misunderstood decision.

## Board Meetings

Most of the business of the association is conducted at regular board meetings. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of an entire community is directly linked to how constructive these meetings are.



## Executive Session

The governing documents require the association to notify owners in advance of all meetings, and owners are welcome (in fact, encouraged) to attend and listen. The only time an owner can't listen is when the board goes into executive session. Topics that the board can discuss in executive session are limited by law to a narrow range of sensitive topics. Executive sessions keep only the discussion private; no votes can be taken. The board must adjourn the executive session and resume the open session before voting on the issue. In this way, members may hear the outcome, but not the private details.

## Parties

Occasionally the association notifies all residents of a meeting at which absolutely no business is to be conducted. Generally these meetings include food and music, and they tend to be the best attended meetings the association has. Oh, wait! That's a party, not a meeting.



# License Plate Reader Technology

## Information provided by Lee County Sheriff's Office



With a significant number of crimes involving the use or theft of a motor vehicle, it is an enormous benefit to law enforcement to have the capability of locating suspect cars and trucks. License plate readers (LPRs) are capable of capturing images of license plates on vehicles traveling up to 75 miles per hour, from up to 75 feet away, during both daytime and nighttime hours. Stationary readers can be installed in a variety of locations, including telephone/light poles, freeway/highway ramps, traffic lights, and property entrances.

Databases are used to store captured data. In many cases, this data can be stored for up to five years. There are private companies that both store and share captured data using regional sharing programs. The database can be accessed by the Lee County Sheriff's Office Real Time Intelligence Center (RTIC) to assist with criminal investigations that occur within the community.



Hot-lists can be pre-loaded into license plate readers. When a pre-stored vehicle plate is captured by the LPR, law enforcement can be immediately alerted of the location of the vehicle. By utilizing "hot lists," investigations can be done in real-time.

If you feel that your community might like to explore the installation of a stationary license plate reader or would like more information about the readers and technology, please reach out to the LCSO.

## LCSO Crime Prevention Presentations and Programs

The Lee County Sheriff's Office offers a wide variety of personal/residential crime prevention programs and services to communities. These presentations vary in length and can often be customized to meet the crime prevention needs of your community. You can also schedule a tour of the LCSO—which is as fascinating as it is informative. For more information or to schedule one of these presentations for your community, please contact the Lee County Sheriff's Office Community Response Unit at (239) 477-1CRU (1278).

- TOPICS INCLUDE:**
- Personal Safety
- R.E.A.D.Y. for Women (Self Defense)
- Frauds, Scams, & Identity Theft
- Social Media & Internet Safety
- Getting to Know Your LCSO
- Active Shooter
- Residential Security
- Driver Safety Program
- Businesses (BizWatch)



# A Special Thank You to the Following Vendors!

The vendors listed on this page have lent their support and have contributed to Alliant's fundraising efforts for Habitat for Humanity.

