

# **SILVERLAKES HOMEOWNERS ASSOCIATION, INC.**

c/o Alliant Association Management  
13831 Vector Avenue  
Fort Myers, FL 33907  
Office: 239-454-1101 \*\* Fax: 239-454-1147

## **Annual Meeting Minutes March 21, 2018 @ 6:00pm Silverlakes Community Clubhouse**

**Prior to calling the meeting to order, Kenneth Hall, Utility Manager for Gateway Services, gave a presentation on the up coming repairs and maintenance that will be performed to the sewage and water pipes throughout Silver Lakes.**

### **Establish a Quorum/Call to Order**

With a quorum requirement of 103, a quorum was met, either in person or by proxy. Lauren Siegel called the meeting to order at 6:00pm.

### **Proof of Notice:**

Mailed out at the 60 day/30 day and posted as required by the Florida Statutes.

### **Pledge of Allegiance.**

**Introductions** of Lauren Siegel, President; PJ Stratton, VP; Jim Wisniewski, Secretary; and Lindsay Ruiz, Licensed Community Association Manager, representing Alliant Management. Markus Albrecht, Treasurer was unable to attend.

### **Approval of Annual Meeting Minutes:** March 15, 2017 Annual Meeting

Copies of the Meeting Minutes from March 15, 2017 was distributed to the members in attendance.

**Motion:** A motion was made by PJ Stratton to accept the minutes as provided. Pat Macchia seconded. All in favor, motion is approved.

### **President's Report:** Lauren Siegel

#### **Report attached.**

The President's Report was mailed with the second notice and was offered to be read. No request was received for the report to be read.

### **Treasurer's Report:**

#### **Report attached.**

### **New Business:**

Lindsay Ruiz stated there was one seat available for the Board of Directos; one notice of intent was received by Claude Marku. No other resident submitted their notice of intent, therefore, Claude Marku was appointed to the board.

**Results of Proxy Questions:**

1. May the Association use reserve funds during the year to balance cash flow requirements in case of an emergency (such as a hurricane)?

**Yes 94**

**No 3**

**Did Not Vote 6**

**Comments from the Membership:**

A resident stated that there was an issue with a home which lease he believed had expired.

A homeowner requested that the board consider upgrading the mailboxes throughout the community.

**Motion:** A motion was made by Lauren Siegel to adjourn the Annual Meeting. Claude Marku seconded. All in favor, motion is approved.

The Annual Meeting adjourned at 6:39pm.

# 2018 President's Report to the Membership

As with last year, this year of 2017 has brought a lot of activity to our community.

- There have been some changes made within our management company, Alliant Property Management. As a result, Silverlakes has a new Community Association Manager (CAM), Lindsay Ruiz. Lindsay has been with Alliant as a CAM for many years and manages many of their properties. Some of our residents know of Lindsay through their friends in different communities and have mentioned she is one of the best. As with any changes, there is an adjustment period and we are no exception. Lindsay will be at our clubhouse on Wednesday's but now in the afternoon from 1 to 3 pm. Our previous CAM, Tabatha Robinson, has accepted a position within Alliant of an on-site manager in another community. Bonnie Hapner, has accepted a promotion within Alliant as a supervisor of some of their CAM's.
- Another notable change in our community is within our Board of Directors. Our Secretary, Jane Grethy, has fulfilled her term and has decided to step down from the board. She will still assist with our website as needed. The board wishes to thank Jane for all her help with the board as well as her continued help with our website.

This vacancy has since been filled through a special appointment by the board of Jim Wisniewski to the Secretaries position. The board wishes to thank Jim for volunteering to serve our community.
- Quite possibly the most notable change in Silverlakes is the renovation of our clubhouse and gatehouse this past year. With the help of the ACC & VOC committees as well as the input from some of our residents, the clubhouse and gatehouse have a new roof and exterior paint. There has been new rain gutters installed and the fence around the pool has been painted also. The board has received many complements on the new look of our buildings.
- There have been a couple of incidents where our new gates have been damaged. Thanks to our cameras and observant residents, both the exit gate and entry gate damage have been repaired at no cost to our HOA.
- Our residents have been reminded of the Florida rules on the proper operation of golf carts in our area. Operators must be at least 14 years of age and the carts cannot be operated on Gateway streets. Any possible damage caused by the improper operation of the carts is the responsibility of the owner to repair.
- Gateway has established new rules on fishing in all Gateway lakes. Our HOA has established new rules on fishing and trespassing on private property to

match Gateways. Reminders have been sent out stating that there are no common areas on our north lake to fish from. All fishing on this lake is from private property and must have owners consent. See our new fishing rule on our web site for further info.

- There have been several basketball hoops being used close to the street. Our rules state the hoop can be no closer to the street than half way down the driveway at any time. This is for the safety of all concerned.
- The board has had several complaints concerning the rental properties in our community not being kept up to our community standards. Our leasing rules have been changed to match several of our surrounding communities leasing rules. Our leasing rules now require owning the property for at least one year before it can be rented out. This is in an effort to keep corporations from buying properties and renting them out right away.
- One of the major events of last year was the visit of hurricane Irma to Silverlakes. The hurricane was one of the largest to hit Florida and the eye of the hurricane passed right over our community. What an experience to hear the winds die down quickly as the eye passed over. Many residents went outside to experience the slight breeze and a few sprinkles of rain in the eye. Then the trailing eye wall came with the wind of lesser force from the opposite direction. Many of our community's homes, trees & pool cages were damaged and getting contractors to help with repairs and cleanup was next to impossible. After several months, contractors were beginning to respond but some are still very slow to get repairs. Our community was one of the lucky ones to get FEMA in to clean up the storm debris in a relatively short time. There were still places needing storm debris removal months after ours was cleaned up. The board is still working on getting some of the common area repairs completed.
- Gateway is working on the lake bank erosion remediation project throughout the 80+ lakes in gateway. Our lakes are in the phase 2 & 3 of the project. Our lakes are # 85 for the north lake, #88 for the middle lake & #89 for the south lake. More info can be found on gateways website, [www.gatewaydistrict.org](http://www.gatewaydistrict.org)
- I know our annual Treasurer's report will expound on this but I want to add my thanks to the board and committee's for keeping their spending within the budget. This has allowed our single-family quarterly assessments to remain the same for the sixth year in a row. Good job everyone !!
- We have new members on our Finance Committee and they are off and running. My thanks to the members for taking on this task.  
There is still a need for a couple of new members on a couple of other committees, so please consider volunteering to help out. Please.....

- Our social committee has purchased new decorations for our gates and they look great !! Thanks !!

Many of us have noticed the nice lights on some community's entry palm trees during the Christmas Holiday's. Gateway Greens had spent around \$20,000.00 on having those lights put up. There is no way we can afford that expense but I am looking for some bids for our Washingtonia Palms at our entrance.

There have been many improvements and much activity in our community over the past year. All these improvements and activities could not have been accomplished had it not been for our many committee volunteers.

***I wish to send out a big THANK YOU to all the volunteers for all they do for our beautiful community.***

Respectfully submitted by Lauren L. "Bird" Siegel, President, Silverlakes HOA BoD

Fort Myers, 3 February 2018

**Silver Lakes at Gateway HOA, Treasurers Annual Report**  
**For the period ending December 31, 2017**

Your Board of Directors has worked on three major areas during the year under review. They were:

1. Manage the Silver Lakes community in a professional and economical way. We have succeeded to maintain costs within the approved budget and the income generated by the assessments paid by homeowners.
2. To closely monitor the outstanding balances produced by delinquent payments of dues and fees.
3. Continue the asset replacement program funded by the accrued reserves in conformity with the approved spending plan. We added to the reserve fund for both HOA and villas in order to be able to cover the anticipated expenditures in the future.

**Management on a day to day basis**

The HOA assessments in 2017 were \$298/quarter for homes and \$1,128/quarter for the villas. Expenditures for operation were as follows:

<b><u>Type of expense</u></b>	<b><u>\$ actual spent</u></b>	<b><u>\$ approved budget</u></b>
Administration	98,867	107,468
Ground expenses HOA	96,486 *	99,960
Ground expenses villas	17,848 *	17,100
Utilities	<u>45,701</u>	<u>43,400</u>
<b>Total</b>	<b>258,902</b>	<b>267,928</b>

- Includes hurricane damage cost

Full year spending was \$ 9,026 **under budget**. This in spite of hurricane related clean up and repair costs of \$ 13,099. Main contributors to this result were lower interest costs and lower maintenance cost for the clubhouse and the gates. A small overdraft on villa ground expenses of \$ 748 was repaid to the HOA and funded out of the villa equity cash account.

## Outstanding debt

The amount of outstanding debt to the HOA has remained at a similar level as in the previous year. 3 delinquent accounts somewhat distort the overall picture as they contribute the highest percentage of the total outstanding amount. The amounts owed are the result of unpaid assessments, fines for violations and other fees.

The Board has been taking a very proactive role attempting to collect but finds the obstacles on the legal front hard to overcome at times. The Board is assisted in these efforts by our attorney and collection agency.

Following is the situation at the end of 2017:

Delinquent amounts as per 1/1/2017	\$ 56,630 from 27 owners
Delinquent amounts as per 12/31/2017	\$ 71,132 from 35 owners (5 under \$25)
Increase of balances	\$ 14,502

The present delinquent amount is caused mainly by 3 properties in lien foreclosure. These 3 accounts owe the HOA \$ 54,064 or some 76% of the total. Due to the fact that full collection is unsure at this time we have continued to build our “bad debt” contingency account as part of the assessments.

We have noticed that the timely payment by some homeowners has been lacking. Late payment makes our operation more challenging and causes late fees to the homeowner in question.

**Our appeal: PLEASE PAY YOUR ASSESSMENT ON TIME**

## Asset replacement program

The Board has continued to follow thru on the asset replacement program suggested by the Reserve study dated 2015. This study will be updated in 2018. Surplus funds from under budget spending in 2017 will be used to lower our assessments in 2018 and help fund some projects coming up in the future.

Reserve accounts as per 12/31/2017 are as follows:

	<u>Actual \$</u>	<u>Reserve study \$ (plan)</u>	<u>Difference / funding</u>
HOA	442,713	414,687	106.7% or \$ 28,026
Villas	167,749	160,462	104.5% or \$ 7,287
Interest HOA	12,826		not allocated
Interest villas	2,711		not allocated

The following projects have been funded out of reserves during 2017:

<u>Villas</u>	No expenditures
<u>HOA</u>	
Clubhouse roof replacement	36,099
Clubhouse painting	10,090
Exit fountain motor	550
Clubhouse gutters	1,673
Entrance fountain motor	675
Security cameras upgrade	<u>3,799</u>
<b>Total</b>	<b>\$ 52,886</b>

### **Review 2017 / Outlook 2018**

The financial situation of Silver Lakes HOA is comfortable and sound. This is in spite of the unexpected set back we suffered as a result of hurricane IRMA. Our present position has allowed the Board to continue with the same level of assessments for 2018 for the homes.

The quarterly fee of \$ 298 is now unchanged for the 6<sup>th</sup> year running.

The planned roof replacement for the villas in 2020 however requires the planned additional funding of \$ 1,251 / quarter for the villas.

As of the time of this writing not all hurricane related damage has been accounted for. These future charges will be reflected in 2018. It appears that the total damages suffered will however be below the deductible of our insurance coverage. This means that no refunds will be forthcoming from that side.

In 2018 the Board will renew the reserve study with our consultant. This will then prompt us to review and re prioritize our asset replacement program. Maintenance of our roadways will have to be tackled in the coming years, a major cost proposition.

Villa roofs and drive ways will be pressure washed in 2018.

Presented by: Markus Albrecht, Treasurer- Silver Lakes HOA

Date: 3 February, 2018