

SILVERLAKES-GATEWAY HOA

**c/o Compass Rose Management
1010 NE 9th Street
Cape Coral, FL 33909
239-309-0622**

**Board of Directors Minutes
January 20, 2021 – 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, Rick Anderson; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Tiffany Reyes and Scarlet Milano, CAM, were also present representing Compass Rose 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. Approval of the Minutes:

a. November 6, 2020 Special Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the November 6, 2020 Board of Director's Meeting minutes. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

b. November 18, 2020 Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the November 18, 2020 Board of Director's Meeting minutes. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

5. Old Business

a. Treasurer's Report: The report was provided by Markus Albrecht.

Aged Owner Balances Total: **\$18,940**

Cash – Operating: **\$200,466**

Cash – Reserves: **\$623,512**

Total Cash: **\$823,978**

Unrestricted cash available: **\$159,400**

Expenses over budget: **\$2,995**

At the end of December there were fifteen (15) delinquent owners. In November there were twenty-five (25) delinquent owners. In October there were thirty-four (34) delinquent owners. The outstanding balance is \$18,940. Of the fifteen (15) delinquent owners, two (2) are with attorney Richard DeBoest's office. One (1) of those accounts has a payment plan and is current with their payments. The other account is in lien foreclosure and is scheduled for sale in March. The lien foreclosure accounts for \$12,904 of the \$18,940 owed to the association. Spending for the year 2020 was over budget by \$2,995, or 1%. All of the villa reserve accounts have been closed and all of the remaining funds not used for the villa roof project were equally refunded to the fourteen (14) villa owners.

b. Committee Reports

i. Architectural Control – The CAM reported that there were five (5) applications submitted. All applications were approved. There were two (2) roof replacement requests, one (1) gutter installation request, one (1) exterior paint request, and one (1) driveway widening request.

ii. Communications – Newsletter recommendations will need to be submitted by Lauren Siegel no later than Monday.

iii. Clubhouse Social – The committee reported that at the Chinese dinner on January 9, 2021, twenty-three (23) residents ate at the clubhouse, forty-six (46) took their food to go, and seven (7) did not attend. Morning coffee is in the clubhouse Mondays, Wednesdays, and Fridays from 8:30 am-9:30 am. The breakfast gathering has been postponed.

iv. Finance – No report. Markus Albrecht asked that requests for volunteers for the Finance Committee be included in the next newsletter.

v. Fine Appeal – There were two (2) waiver requests received, both were for parking violations. One (1) was waived, the other was not waived.

vi. Exercise – No report.

vii. Vendor Oversight – The villa roof project is complete. There is an ant issue on the paver deck at the pool. Lauren will speak to the owner of Bugs Or Us regarding the frequency of visits and if a report of services can be left in the clubhouse drop box after each pest control treatment. The VOC will obtain bids to pressure clean the entry monuments and stop sign posts and to clean the spiderwebs and bugs from the exterior light fixtures. The garbage disposal in the kitchenette area was replaced; the water is now not working. The VOC will have a professional resolve the issue. Gateway Services has reported a spike in the amount of water used at the entrance. Ramiro Rogers Landscaping was called out to investigate a possible irrigation leak due to the reported excessive water consumption. Ramiro has thoroughly checked the irrigation and has ruled out a possible leak. Ramiro determined that the pond's autofill is continuously running and surmises the pond is likely the source of the increased water use. Leak Surgeon has been hired to drain the waterfall pond so the system can be pressurized to determine if the pond is leaking and needs to be repaired. New filters will likely need to be purchased once the waterfall system is turned back on. The board discussed the possibility of removing the waterfalls and replacing them with a nicely landscaped area. Markus Albrecht has estimated that approximately \$11,000 was spent in 2020 maintaining the area due to high utility consumption, high chemical use to maintain water quality, and repeated repairs. A membership vote would be taken to gauge resident views about replacing the waterfalls before any change would be considered by the board. Rick Anderson suggested waiting for Leak Surgeon's findings before the board considers alternatives. The VOC purchased new landscape lights and installed them to illuminate the palms and waterfalls at the entrance. The clubhouse restrooms were painted in 2020 and new shower curtains were purchased and installed. The committee asked the board if they would like quotations to remove the pedestal sinks and replace them with bathroom vanities. The estimated cost is \$15,000 for the vanities, countertops, and drop-in sinks for both the men's and women's restrooms. The bathrooms are currently functional and easy to maintain. The board does not think the expense is needed at this time.

c. Legal Issues – The Board has already discussed the home that is in foreclosure. The hearing date is set for March 3, 2021. Former unit 287 (Compass Rose unit 18249) has also been delinquent for some time.

Motion: A motion was made by Jim Wisniewski to refer former unit 287 to Attorney, Richard Deboest's office for collection. Seconded by Markus Albrecht. **All in favor - Motion Passed.**

d. Rental tracking – Jim Wisniewski advised there were twenty (20) rentals in Silverlakes prior to the end of the HOA's contract with Alliant. Compass Rose has not processed any new rentals. The CAM will learn how to pull a rental report from the VMS software similar to the report Alliant was able to provide.

e. Association Manager's Report – The CAM read her report.

f. Homeowner's Forum:

- 1) A homeowner stated they would like to see new entry monument signs.
- 2) A homeowner stated she has not received her coupons. The CAM can email or mail coupons to the homeowner after the board meeting.
- 3) A homeowner reported that the clock at the pool needs to be replaced. The VOC will check the batteries.
- 4) Several homeowners commented on speeding in the community both by residents and vendors. Speed humps were discussed as an option as was a radar detector device. Two residents have also modified their exhaust to intentionally make their vehicles louder, which has become a nuisance to several neighbors. This resident also frequently performs mechanic work in the roadway, which is a violation of the rules and regulations.
- 5) The VOC would like the board to add a question on the annual membership meeting proxy regarding a community-wide upgrade to all mailboxes. Several of the current mailboxes have been grandfathered and do not match the approved mailbox style or the other mailboxes in the community. The VOC should arrange for two (2) different mailbox styles to be installed at the clubhouse so residents may see the proposed styles along with the price of each. If the question is included on the proxy, it must be made clear that a special assessment will need to be imposed on all owners to cover the cost and the question must be ready for the February 17th second notice mailing deadline. An alternate suggestion was also proposed that would allow for homeowners to submit for variations in mailbox styles with ACC approval.

6. New Business

a) Purchase and Lease Application Background Checks- Compass Rose charges \$75 for background checks. They will perform the background check for \$45 for Silverlakes so the association's rental and purchase fees remain competitive with neighboring communities. As an alternative, Statewide Security can perform the background check for \$30. The board would like CRM to perform the background check so the entire application process is handled by the same company and delays in processing can be avoided.

b) Entrance Waterfall Leak Detection- This has already been discussed.

a. Next BOD Meeting – Wednesday, February 17, 2021.

Adjournment: With no further business to discuss, the meeting adjourned at 7:26 pm.

Meeting adjourned at 7:26 pm.

