

**SILVERLAKES-GATEWAY HOA**

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

**Board of Directors Minutes  
May 19, 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. Scarlet Milano, CAM, was 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. April 21, 2021 Board of Director's Meeting Minutes**

**Motion:** A motion was made by Lauren Siegel to approve the April 21, 2021 Board of Director's Meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed.**

**5. Old Business**

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

Aged Owner Balances Total: **\$33,168**

Cash – Operating: **\$236,400**

Cash – Reserves: **\$654,908**

Total Cash: **\$891,308**

Expenses under budget: **\$8,387**

At the end of April there were fifty-four (54) delinquent owners. In March there were thirty (30) delinquent owners. In February there were fifty-two (52) delinquent owners. The outstanding balance is \$33,168. Nine (9) owners have not yet paid their Q1 assessments. Twenty-seven (27) owners have not yet paid their Q2 assessments. Three (3) of the delinquent accounts are with the HOA's attorney. The highest single delinquent account has a balance of \$16,985.

**Motion:** A motion was made by Lauren Siegel to approve the Treasurer's Report as submitted. Seconded by Rick Anderson. **All in favor - Motion Passed.**

**b. Committee Reports**

**i. Architectural Control** – Nick York reported that there were twenty-five (25) applications submitted in May. All applications were approved. There were seven (7) exterior painting requests, thirteen (13) roof replacement requests, two (2) fence installation requests, and three (3) hurricane shutter installation requests.

**ii. Communications** – Submissions for the monthly newsletter are due to the committee by Monday, May 24, 2021.

iii. **Clubhouse Social** – Bingo will be held on May 22<sup>nd</sup> and June 26<sup>th</sup>.

iv. **Finance** – The committee asked Markus Albrecht to attend their next meeting.

v. **Fine Appeal** – The committee received two (2) waiver requests. One (1) waiver was granted as the address identified by Statewide Security was incorrect.

vi. **Exercise** – No report.

vii. **Vendor Oversight** – No report. The pool will be closed for one (1) day to treat black algae in the deep end of the pool. The entrance waterfall needs a new filter manifold and chlorine tab feeder. Greg Walker provided a proposal from Gulf Stream Pools for \$840.59 to resolve both issues.

**Motion:** A motion was made by Lauren Siegel to approve the proposal submitted from Gulf Stream Pools to treat the algae in the pool, replace the filter manifold, and install a chlorine tab feeder. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

c. **Legal Issues** – Jim Wisniewski reported that the judge granted the association's motion to file a new date for the foreclosure sale. Homeowners Sue Hall and PJ Stratton informed the Board that the foreclosure sale is already scheduled for June 14, 2021. The motion was filed on May 13, 2021. They discovered this while online. The association's attorney did not notify the Board of this new development. The Board will ask attorney, Richard DeBoest to get directly involved.

d. **Rental tracking** – Jim Wisniewski advised there were twenty-eight (28) rentals in Silverlakes. The CAM will work with Jane Grethey to make sure the rental report is accurate as she only has twenty-five (25) rentals. CRM has processed three (3) rentals recently so those may explain the discrepancy.

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

**f. Homeowner's Forum:**

- 1) A homeowner reported that they need a grill for the July 4<sup>th</sup> cookout. Markus will loan his grill for the cookout.
- 2) A homeowner reported the saddle at the pool door needs to be repaired. It is raised and catching the door preventing closure.
- 3) A homeowner would like the leaning stop sign at Lakehurst Court to be corrected.
- 4) A homeowner does not like the front gate entry call box screen. It is too small. Several vehicles are entering the community through the exit gate. The Board may investigate use of tire spikes. Lauren will ask his friend at Olympia Pointe about their use of tire spikes and their gates

**6. New Business**

a) **Noise & Nuisance Violations & LCSO Involvement-Shoreside Ct.** The association has fined the homeowner for their continued noise violations and outdoor nudity. The attorney may send a cease-and-desist letter. LCSO will come to the community for noise violations after 10 pm and for calls involving nudity.

b) **Collection Efforts 18249-** Jim Wisniewski has met with the homeowner regarding his account and the communication the homeowner has received from the association's attorney. Each correspondence from the attorney indicates a different final amount owed to the association which prompts additional correspondence between the homeowner and the attorney. The homeowner is of the opinion that the attorney's office is inflating his bill with unnecessary attorney's fees. The homeowner has paid \$2,000 toward his arrearage and wants to work directly with the association to resolve this matter.

**c) Lien Foreclosure/Bankruptcy Update-** Already discussed.

**d) CRM Accounting Issues-** Several issues with the ledgers are continuing to occur. Items are being posted incorrectly. The VMS software is not user friendly for the Board to use. Markus and Jim will meet with CRM's owner and accounting staff.

**e) Gateway Park Survey-** CRM will email blast the survey regarding the proposed park.

**f) Violations- Account 18388-** The home is still involved in a court case with the bank. The Q2 assessment has not been paid. Efforts to reach the owner using the association's attorney have yielded no results. The home has numerous violations. CRM will send fine notices for all outstanding community standard violations.

**7. Next BOD Meeting** –Wednesday, August 18, 2021.

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

