

**SILVERLAKES-GATEWAY HOA**

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

**Board of Directors Minutes  
October 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; Treasurer, Markus Albrecht; Secretary, James Wisniewski and Director, Claude Marku in attendance. Vice President, Rick Anderson was absent. 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. September 15, 2021 Board of Director's Meeting Minutes**

**Motion:** A motion was made by Jim Wisniewski to approve the September 15, 2021 Board of Director's Meeting minutes. Seconded by Claude. **All in favor - Motion Passed.**

**5. Old Business**

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

Aged Owner Balances Total: **\$15,620**

Cash – Operating: **\$230,286**

Cash – Reserves: **\$673,411**

Total Cash: **\$903,697**

Expenses under budget: **\$19,240**

At the end of September there were thirty-five (35) delinquent owners. In August there were thirty-eight (38) delinquent owners. In July there were forty-eight (48) delinquent owners. The outstanding balance is \$15,620. Nine (9) owners have not yet paid their Q3 assessments. Thirty-six (36) owners have not yet paid their Q4 assessments. Nineteen (19) owners have accrued fines. Five (5) owners have very small balances. Two (2) accounts are in collection. One (1) has a payment plan and the other is in bankruptcy. Many landscape expenses are back loaded and will be incurred in the final quarter of the year so the under-budget expense amount will decrease significantly over the next few months.

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

**b. Committee Reports**

**i. Architectural Control** – No report.

**ii. Communications** – Submissions for the monthly newsletter are due to the committee by Monday, October 25, 2021.

**iii. Clubhouse Social** – The Social Committee will host a meeting on October 27<sup>th</sup> at 7 pm to encourage homeowners to volunteer. Pasta night and Bingo were successful. 2022 Calendar of Events is ready and will be posted to the website.

**iv. Finance** – Markus Albrecht has emailed a copy of the 2020 audit to the Finance Committee. He advised the 2020 audit was \$4,000 which included filing the 1120-H corporate tax return. The cost did not increase from 2019. The Board has received 2022 fee quotes from most significant vendors (management company, landscaping, insurance, security, pest control, clubhouse maintenance, fitness center maintenance) and is considering inflation as they prepare the budget, and they are confident they are not underbudgeting for 2022.

**v. Fine Appeal** – No report.

**vi. Exercise** – Commercial Fitness has been contacted to make minor repairs.

**vii. Vendor Oversight** – The committee has received two (2) bids for 7 “gutters and additional deflectors for the corner of the clubhouse where the bike rack is located. This may help with the erosion issues at this location. One of the vendors who came to inspect the job located a tennis ball blocking one of the downspouts. The Board may also investigate replacing the mulch in that area with pavers similar to those in the parking lot. CRM will reach out to Ramiro Rodgers Landscape for an estimate on the pavers. The Board asked CRM to get additional bids for the 2022 landscape contract. The VOC provided a bid from P & T Landscape.

**c. Legal Issues – Deactivation of Proxy Cards**

There is one new delinquent account to suspend. The CAM will compile a list of deactivated accounts and include it in future board packs.

**Motion:** A motion was made by Markus Albrecht to deactivate the amenities cards for account 18397. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

Account 18388 is scheduled to go before the courts in approximately one (1) month. The home may be sold or leased after the trial. GADC has been attempting to work with the new owners of account 19159 to settle the association’s lien. The new owners claimed they were not aware that there were liens on the property when they purchased the property, and they have rejected the association’s counter offer to settle the association’s lien. The investor appears to have decided to walk away from the property as no one has been seen at the property recently and they are no longer responding to the attorney. GADC has issued a new 45-day lien letter. If the bank forecloses, which is likely now that the moratorium is over, the HOA will be entitled to collect four (4) quarterly assessments. If the home is purchased at an auction, the purchaser will have to pay the HOA all past due assessments.

**Motion:** A motion was made by Jim Wisniewski to file a lien against unit 19159 once the 45 days has expired. Seconded by Markus Albrecht. **All in favor - Motion Passed.**

The ownership of account 18222 was discussed. The gift deed was never recorded. The board will work with GADC on the gift deed issue.

**d. Rental tracking** – Compass Rose has received some rental renewals but not all have been received. The report generated by Compass Rose indicates twenty-two (22) rentals.

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

**f. Homeowner’s Forum:**

- 1) A homeowner reported a dead rabbit in front of 11261 Lakeland Circle. Animal control will need to be contacted. She also reported there is a new Silverlakes Gateway Facebook page. Homeowner also suggested the community email blast a flier of upcoming events.
- 2) A homeowner thanked the board and all committees for all of their hard work.

#### **6. New Business**

**a) Gutter and Downspout Issue-** This was already discussed.

**b) Lake Bank Remediation-**Lakes 85 and 88 (north and central lakes) are scheduled to be remediated next. This should begin between February and March 2022. The CDD will bid the project tomorrow. Lake 89 (south lake) will be remediated in the next phase. Jim Wisniewski reviewed the engineering drawings for the remediation work and noted that the shoreline on lake 88 at the entrance to the community was not shown as being repaired with underlayment and rock. Apparently, a former GSCDD board instructed the engineering firm not to repair lakes along common area property and roads. The rock will be placed completely around the rest of the lakes. Jim Wisniewski will meet with the CDD to make sure that the rock is placed all the way around the lake since that area is the only place non-waterfront homeowners can fish and would have a dangerous drop-off if not repaired.

**c) Possible Rejection of Transfer Application-** The board discussed the prospective resident whose background included numerous police incidents including felony arrests for battery and burglary a few years ago (court decision withheld).

**Motion:** A motion was made by Lauren Siegel to deny the purchase application. Seconded by Markus Albrecht. **All in favor - Motion Passed.**

**d) 2022 Budget-** The budget preparations are ongoing. The landscaping contract will be discussed once bids are obtained.

#### **7. Next BOD Meeting** –Wednesday, November 17, 2021.

**Adjournment:** With no further business to discuss, the meeting adjourned at 7:56 pm.