

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
September 15, 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; and Secretary, James Wisniewski in attendance. Director, Claude Marku in 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. August 18, 2021 Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the August 18, 2021 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: **\$16,767**

Cash – Operating: **\$221,270**

Cash – Reserves: **\$679,219**

Total Cash: **\$900,489**

Expenses under budget: **\$17,565**

At the end of August there were thirty-eight (38) delinquent owners. In July there were forty-eight (48) delinquent owners. In June there were twenty-seven (27) delinquent owners. The outstanding balance is \$16,767. Fifteen (15) owners have not yet paid their assessments. Seventeen (17) owners have accrued fines. Four (4) owners have very small balances. Two (2) accounts are in collection. One (1) has a payment plan and the other is in bankruptcy.

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 – The committee reviewed six (6) applications in September. All applications were approved. Two (2) requests were for roof replacement. Two (2) requests were for exterior paint. There was one (1) hurricane shutter installation request and one (1) landscape modification request.

ii. Communications – Submissions for the monthly newsletter are due to the committee by Monday, September 20, 2021.

iii. Clubhouse Social – No report.

iv. Finance – The committee met yesterday, September 14th. They questioned if the association would receive proceeds from the insurance claim on the tele entry unit at the gate due to the lightning strike. The insurance company will reimburse \$4,259.67 for the damages. The committee recommended the board consider the installation of a lightning rod to prevent future damage. The committee also recommended the board account for inflation during budget preparations. The committee would like the board to ask Gateway Services to transfer ownership of the swimming pool to the Lee County school district, a recreational district, or to local swim teams. The Board will not make any recommendations to Gateway Services on behalf of the HOA. The committee thanked Markus Albrecht and Jim Wisniewski for their efforts on the 2022 budget.

v. Fine Appeal – No report.

vi. Exercise – No report.

vii. Vendor Oversight – The committee met on September 13th. Pam Thomas is working on obtaining bids for the landscape maintenance contract for the HOA and the villas. The ixoras along the sidewalk at the clubhouse entrance need to be replaced. A roofer needs to inspect the gutter deflectors located near the bike rack at the clubhouse and recommend either super gutters or additional gutter deflectors. The mulch is washing out at that location due to inadequate gutters and deflectors. The committee is still working on obtaining bids for the pool cabana cover. Two (2) of the six (6) companies that were asked to bid, provided bids.

Motion: A motion was made by Markus Albrecht to approve the estimate from Accent Awnings to replace the canvas cover on the cabana for the cost of \$3,650. Seconded by Lauren Siegel. **All in favor - Motion Passed.**

The Board discussed the roadway flooding issue effecting homes on Lakehurst Court. The homeowner that brought the issue to the board's attention has already cut the roots of the large oak tree where the lawn meets the concrete gutter. The roots have caused the roadway gutter to rise disturbing the flow of water toward the storm drain. The board discussed drilling holes in the concrete gutter so the water would drain through the holes however this could lead to erosion under the asphalt or further damage to the concrete gutter and unless the tree is removed, the roots will grow back. Because the tree is located on the homeowner's property, per the Declaration, the removal of the tree and its roots are the responsibility of the owner. The VOC has also inspected the area and has advised the same. The homeowner will consider removal of the tree. The VOC has also recommended concrete sidewalk repair or removal due to a trip hazard at Lakeland Park.

c. Legal Issues – Deactivation of Proxy Cards

There are no new delinquent accounts to suspend. Three (3) of the six (6) owners whose cards were scheduled to be deactivated in August are now current in their assessments. GADC is working with the new owners of the bankruptcy property to attempt to produce an acceptable payment plan.

d. Rental tracking – Compass Rose has received some rental renewals but not all have been received. The report generated by Compass Rose indicates nineteen (19) rentals, but this is not accurate. Compass Rose will continue to work on the rental report.

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

f. Homeowner's Forum:

- 1) A homeowner suggested the association consider a lightning rod or some type of grounding device to protect the gate and camera equipment from future lightning strikes.
- 2) A homeowner suggested asking the sweeper man to visit the community in the evening time to minimize vehicles parked on the street.
- 3) A homeowner commented that there are three dead or diseased palm trees.
- 4) A homeowner asked when the garage sale would take place. The preview is November 19th and the sale is November 20th.
- 5) Lauren Siegel would like the VOC to investigate replacing the ixoras at the clubhouse entrance ramp.
- 6) Lauren Siegel suggested the association consider allowing flat tile roofs with built in solar collectors in addition to barrel style tile to allow for homeowners to install more aesthetically pleasing roof solar panel systems.

6. New Business

a) Audit- Markus Albrecht reported that it is common for HOA audits to be completed later in the year. The association received the audit on August 30th. The board discussed trying a different auditor for the 2021 audit. It is unknown if they will get faster results when they complete the 2021 audit, and the Board is satisfied with the current auditor's work. The other associations that Compass Rose manages are not getting faster results with any of the other auditors they are using. The association will continue to use the auditor they have been using.

b) 2020 Budget- The Board is working on the preliminary draft.

c) Gate Entry Issues- The gate issues are resolved at this time.

d) Lawn Parking Issues- The homeowner continues to park their vehicles on their lawn. The association has been issuing parking fines for each reported instance. The Board will consult their attorney to ask if towing is an option.

7. Next BOD Meeting –Wednesday, October 20, 2021.

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

