

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
November 17, 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 was absent. Scarlet Milano, CAM and Alex Segarra, 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.

Lauren Siegel asked for a modification to the agenda due to a scheduling conflict. The modification will allow Pam Thomas to discuss some landscape issues as the first order of business. Pam Thomas discussed estimates from Ramiro Rodgers Landscaping to upgrade some of the landscaped areas. The vendor can begin the projects next week. The first estimate, #2281, includes new hibiscus plants with red fountain grass at a cost of \$1586. He also provided an estimate for the replacement of the hedge at Silver Bay Court that is approximately 25 years old, estimate #2280, in the amount of \$1801. There is also approximately 1200 square feet of sod that needs to be replaced alongside the clubhouse. GSCDD will soon damage the sod when they begin the lake bank remediation. After their completion, they will replace the sod. All irrigation heads in Silverlakes are 6" heads. There are no more 4" heads. Ramiro also committed to cleaning up litter each time he is here. The landscaper will also replace the shrubs at the gate.

Motion: A motion was made by Markus Albrecht to approve the two (2) estimates from Ramiro Rogers Landscaping in the amounts of \$1,586 and \$1,801, estimate numbers 2281 and 2280 respectively. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

4. Old Business

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

Aged Owner Balances Total: **\$18,779**

Cash – Operating: **\$255,152**

Cash – Reserves: **\$679,490**

Total Cash: **\$934,641**

Expenses under budget: **\$25,134**

At the end of October there were forty-four (44) delinquent owners. In September there were thirty-five (35) delinquent owners. In August there were thirty-eight (38) delinquent owners. The outstanding balance is \$18,779. There are fewer delinquencies for Q4 compared to Q1-Q3. There are four (4) accounts with the attorney. There were only two (2) accounts with the attorney in September. At the end of October, the association spent \$213,694. The budget was \$238,828. The expenses were \$25,134 under budget. However, it was pointed out that some significant expenses are backloaded (mostly landscaping) and that the under-budget amount will be much less by the end of the year.

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

5. Approval of the 2022 Proposed Budget:

The 2021 financials indicate that the association is operating under budget. The quarterly assessments are \$239 for the single-family homes and \$605 for the villa homes. The Board believes that the current budget will be a welcome change to the inflation the country is currently experiencing.

Motion: A motion was made by Markus Albrecht to approve the proposed 2022 budget with \$239 for the single-family homes and \$605 for the villa homes. Seconded by Lauren Siegel. **All in favor - Motion Passed.**

The Board would like to remove the sticker cost and income from the P&L and put it on the balance sheet as it is merely a pass-through reimbursed expense.

4. Approval of the Minutes:

a. October 20, 2021, Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the October 20, 2021, Board of Director's Meeting minutes. Seconded by Markus Albrecht. **All in favor - Motion Passed.**

b. Committee Reports

- i. Architectural Control** – Six (6) applications were received, four (4) were approved, one (1) is pending, one (1) was denied. The committee approved one (1) exterior paint request, one (1) fence, one (1) temporary fence, and one (1) roof request. The committee denied one (1) roof request. The committee is considering a request for solar panels with enphase microinverters.
- ii. Communications** – Submissions for the monthly newsletter are due to the committee by Monday, November 22nd.
- iii. Clubhouse Social** – The Social Committee reported the community breakfast took place the past weekend. It was the 30th breakfast the committee has hosted. On November 20th the community will hold its autumn garage sale. The Ice Cream Social will be held after the garage sale. Bingo will be November 27th. On November 28th at 2 p.m. the committee will be decorating for the holidays. The first annual Tree Lighting Ceremony will be held that evening at 7 p.m. Breakfast with Santa and the Gingerbread Decorating Contest will be on December 4th. Book Club will meet on December 13th. On December 31st the committee will hold its first annual New Year's Eve party. The party starts at 7 p.m. and Saucy Meatball will cater the event. Ana Amaral will resign as chair of the committee at the end of 2021. Pat Macchia will be the new chair. Social Committee calendar updates were made for 2022. Donna Marchetti will upload the new dates to the Silverlakes web site.
- iv. Finance** – No report.
- v. Fine Appeal** – The committee received one (1) fine waiver request. The fine was waived because the vehicle did not belong to the homeowner.
- vi. Exercise** – The clock has been updated to reflect Daylight Savings Time.
- vii. Vendor Oversight** – The committee reported another issue with the exit waterfall. Leak Surgeon has reported that the leak should be resolved by next week. All fountain timers and lights have been reset to accommodate the seasonal time change. The committee received bids for pest control service. The committee recommends Wells Pest Control at \$600 per year. The current

vendor, Bugs Or Us, requires a 60-day termination notice. The VOC asked the Board if they would like estimates to pressure clean the roadway gutters. Markus Albrecht recalled last year, following the street gutter cleaning, several residents were not happy and expressed this to the Board immediately following the cleaning. The HOA is responsible for the roadway gutters, so they do not have the authority to send violation letters to homeowners for not cleaning the gutters in front of their lawns. The VOC will get a bid from the company that did the gutters last year. The VOC has changed all the lightbulbs in the clubhouse and three (3) outside by the pool. The VOC will investigate acoustics in the clubhouse.

c. Legal Issues – Deactivation of Proxy Cards

Account 18388 was scheduled to appear before the courts today. The investor and the bank are in litigation. The investor has paid his delinquent assessments to the HOA. Account 18222 was also discussed. The gift deed that was reportedly recorded was not in fact recorded. GDC sent a letter to the resident and the gift deed was finally recorded. All fines were paid by the resident for the parking tickets. GADC has sent the lien foreclosure letter to account 19159. The owners, who recently purchased the property, have decided to walk away from the property. The association will collect four (4) past due assessments if the bank acquires the property through foreclosure. If the home is purchased at the foreclosure auction by a party other than the bank, the association may be able to recover all past due assessments. The association does not intend to take title to the property. There are no new delinquent accounts to suspend.

d. Rental tracking – The report generated by Compass Rose indicates twenty-two (22) rentals. Three (3) Rental Status Letters have been sent to owners and tenants who have not submitted lease renewals. One (1) owner is moving into the home and will not renew.

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

f. Homeowner’s Forum:

- 1) A homeowner asked if a survey could be sent to the residents to gauge interest in future social committee events. An email blast will go out to the community asking for ideas on events. Homeowner also asked if the social committee could charge money to cover expenses for events.
- 2) A homeowner asked if the social committee could sponsor a daycare and date night event. Given the potential liability and possible licensing issues, the Board would have to consult their legal counsel and insurance agency before considering such a proposal. The Board asked the homeowner to make a specific proposal that the Board could take to their legal counsel and insurance broker for review and discussion.

6. New Business

a) Pavers at Back Door of Clubhouse- Ramiro Rodgers provided an estimate to remove the mulch from the area near the bike rack on the side of the clubhouse to minimize erosion damage. He will install pavers in the area that will match as close as possible to the parking lot pavers at the clubhouse. Greg Walker was able to obtain another bid. Ramiro is four (4) weeks out. Bacon Pavers is twenty (20) weeks out.

Motion: A motion was made by Markus Albrecht to accept proposal #2282 from Ramiro Rogers in the amount of \$1,565. Seconded by Lauren Siegel. **All in favor - Motion Passed.**

b) Information from GSCDD President's Meeting-Markus Albrecht attended the meeting. The proposed park will cost \$5.5 million. This does not include security issues. Two (2) surveys were conducted by GSCDD earlier this year. 900 out of 6,000 Gateway residents responded to the questionnaire. 89% of the respondents do not want an increase in their assessments due to the park. 63% do not want a playground, 60% do not want a new family pool. 75% are not in favor of a user fee for the existing pool. 57% do not want additional sport facilities such as tennis courts, basketball courts, pickleball courts, volleyball courts, or a horseshoe area. 53% do not want a fitness trail. 47% do not want a community center, pavilion, stage, community garden, or food trucks. There was not much information shared regarding the apartment complex to be located at Griffin Dr. and Gateway Blvd. This project was not approved or supported by GSCDD. It was approved by Lee County. The structure will no longer contain 300 units. It will now only be 220 units. This will no longer be a low income or low-cost complex. The property taxes in Gateway will continue to increase in the next few years. GSCDD has not budgeted any reserves for capital improvements and several large-scale infrastructure repairs are needed. After the apartment complex is finished, there will not be many lots left in Gateway on which to build.

c) Waterfall Repairs & Upgrades- The board discussed the continued repairs needed to the entry and exit waterfalls. There is a significant reserve item for major repairs or replacements to the waterfalls that can be pulled forward one year to 2022. The association could consider a major overhaul or redesign rather than making constant repairs. Rick Anderson believes that the two (2) major repairs made earlier this year to the waterfalls will be the only repairs needed for the years to come.

d) Park Sidewalk Removal- Already discussed in the CAM report.

7. Next BOD Meeting –Wednesday, January 19, 2022.

Adjournment: With no further business to discuss, the meeting adjourned at 7:52 pm.