

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
January 19, 2022 – 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, 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. November 17, 2021, Board of Director's Meeting Minutes

Motion: A motion was made by Lauren Siegel to approve the November 17, 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: **\$11,247**

Cash – Operating: **\$254,172**

Cash – Reserves: **\$687,744**

Total Cash: **\$941,916**

Expenses under budget: **\$8,583**

At the end of December there were thirty-one (31) delinquent owners. In November there were thirty-six (36) delinquent owners. In October there were forty-four (44) delinquent owners. The outstanding balance is \$11,247. Twenty-three (23) owners have fines on their account. Three (3) accounts are with the association's attorney. Four (4) 2021 assessments remain unpaid.

Motion: A motion was made by Markus Albrecht to transfer \$275 from the villa operating account to the HOA operating account due to overspending in villa ground expenses. Seconded by Lauren Siegel. **All in favor - Motion Passed.**

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

b. Committee Reports

i. Architectural Control – Seven (7) applications were received, six (6) were approved. One (1) was denied. The committee approved two (2) fence requests, one (1) driveway painting request, one

(1) exterior paint request, one (1) roof replacement request and one (1) oak tree removal request. The committee denied one (1) request to replace the glass side panel of a front door with a painted plywood panel.

ii. Communications – No report

iii. Clubhouse Social – Pat Macchia reported that the Chinese Dinner, held on Saturday, January 15th was a success. Bingo will be held in the clubhouse on Saturday, January 22nd. The next Breakfast will be on February 5th. The semi-annual Garage Sale will be held on February 12th. The Book Club will meet on February 14th. A second Bingo is scheduled for February 19th and a new Brazilian Carnival Night will be held on February 26th. Coffee hour has resumed on Mondays, Wednesdays, and Fridays from 8:30-9:30 am.

iv. Finance – No report.

v. Fine Appeal – No report.

vi. Exercise – The pedal on the elliptical is going to be repaired by Commercial Fitness. There is a small crack at the bottom of one (1) of the mirror panels. The size and location of the crack do not warrant replacing the entire mirrored panel at this time.

vii. Vendor Oversight – The committee reported that the distressed ioxoras by the side entrance of the clubhouse have been removed and sod has been installed in their place. The committee has added sand to the new pavers located at the clubhouse bike rack. The community roadway gutter cleaning will take place on January 29th and 30th. Street parking will be discouraged during that time. There is a roof leak at the clubhouse. Dan Dobson has been coordinating with BP Roofing, the vendor who replaced the roof, for the repair. Pam Thomas reported that there is a diseased tree at the pool. There are also some diseased shrubs at the pool area. Pam is awaiting a bid from Ramiro Rodgers Landscaping.

c. Legal Issues - There are no new delinquent accounts therefore no additional proxy cards will be deactivated. Account 18388 has been foreclosed on by Bank of New York Mellon. There is a credit balance on the account. Jim Wisniewski is working with the association's attorney to work out the details of the account to ensure accuracy. Account 19159 was discussed. The owners who purchased and later walked away from the property attempted to force the HOA to foreclose on the property again. The HOA requested that the court vacate the foreclosure order with prejudice so the foreclosure case cannot be reopened in the future. In response, the new owners offered the HOA double the safe harbor amount, approximately \$2,000 and they would pay all future assessments. They also stated that they would give a deed in lieu foreclosure to the bank. However, they cannot force the bank to accept a deed in lieu of foreclosure. It is unclear what their intentions are because they are providing contradictory offers. Jim and Markus will stay in touch with Counsel, but for now, there is nothing to do. Our lien is still in place and the bank is presumably moving to foreclose. Two (2) delinquent owners have paid in full. Their amenities cards have been reactivated and they have been notified.

d. Rental tracking – The report generated by Compass Rose indicates twenty-four (24) rentals.

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

f. Homeowner's Forum:

1) A homeowner reported that there is a squeaky treadmill. CAM will reach out to Commercial Fitness to repair.

2) A homeowner reported that bulk trash and furniture are being placed at the curb days before it should be placed out for collection.

- 3) A homeowner suggested notifying the CAM of possible violations while she is at the community clubhouse on Wednesdays.
- 4) A homeowner commented on the resident who rides the motorized minibike through Silverlakes. He is reportedly using the roadways like a racetrack. The HOA has sent a violation letter to the owners and no further reports have been received.

6. New Business

a) Flat Roof Tiles- Several homeowners have recently attempted to get ACC applications with flat roof tiles approved. They have historically been denied because they do not maintain the continuity of the community's aesthetic. Flat roof tile requests submitted to the ACC will not be considered.

b) Nuisance Power Tools- The board discussed a homeowner whose hobby involves operating loud power tools for several minutes at a time up to three (3) days a week. The work is performed inside of the homeowner's open garage and is a noise disturbance to some surrounding homeowners. A comparison was made between the noise levels of the power tools and landscape equipment. The owner is not creating noise disturbance outside of daylight hours. The board will continue to monitor the behavior and may act in the future.

7. Next BOD Meeting –Wednesday, February 16, 2022.

Adjournment: With no further business to discuss, the meeting adjourned at 7:35 pm.