

Silverlakes at Gateway
HOA Board of Directors

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Lauren 'Bird' Siegel

Vice President:

Joe Connors

Secretary:

Jim Wisniewski

Treasurer:

Catherine LeGendre

Legal Liaison:

Claude Marku



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From the HOA President:

For our first board meeting on April 20 with our new board member, Joe Connors, as vice president (Catherine LeGendre has moved to our treasurer position), we had about three times the number of attendees as normal.

Due to the increased number of attendees, I had asked the board members to say a little about themselves. With a different seating arrangement, our treasurer was able to use our TV as a monitor to display her report with charts. That worked well for the rest of the meeting until we got to the Homeowners Forum.

One homeowner addressed the board about fences, and others joined in. This developed into a shouting match with one person talking over another — mayhem with nothing being accomplished. I have always tried to keep our board meetings on a lighter tone, but with an outbreak such as this, there has to be a change.

Therefore, at future meetings and homeowner forums, questions and comments to the board will be handled with parliamentary procedure outlined in Roberts Rules of Order.

Anyone wishing to address the board should raise their hand and wait to be called on by the chair of the meeting. Then stand and state your name and Silverlakes address, then your comment or question. That person will have three minutes or less to state their concern without interruption from others. The board will then respond. Then, the chair will move on to the next person raising their hand.

The board was very embarrassed by the way the meeting dissolved into a shouting match. The board has asked me to include the following in my newsletter article:

The board was disappointed at the conduct of some participants at the meeting on Wednesday and will not allow that kind of free-for-all to happen again. We do not think a special meeting is warranted given the chaos at the meeting on Wednesday. We will take up this matter again at the May board meeting, and this time we will vote.

We will have to incur what should have been an avoidable additional cost to send the 14-day notice again as required by Florida Statutes. Remember, we represent 329 owners and we have heard from many of them that they support the standards changes but did not want to enter the mayhem Wednesday evening. Many came up to us after the meeting thanking us for holding our ground and standing up to the vocal minority in the room and expressed their support directly to the ACC co-chairs as well. The silent majority.

We want to make a few things clear because we were likely not heard over all the people trying to talk over us.

1. The use restrictions included in the Declaration Exhibit F, Rules and Regulations, are effective and the board has the authority to make revisions to Exhibit F from time-to-time as set forth in Declaration section 11, titled "Use Restrictions." Declaration section 11 states....."the rules and regulations promulgated from time-to-time shall be specifically enforceable by injunction or otherwise, and shall have the effect of covenants as if set forth herein verbatim." The Declarant (Lennar) and its attorney and the board and its attorneys all believe that the use restrictions in Exhibit F are valid and fully enforceable and, in fact, have been successfully enforced a number of times over the past few years. Some residents may have a different opinion, but in the opinion of the board and its attorneys, the restrictions in Exhibit F, Rules and Regulations, are valid and enforceable —and have been enforced. Every revision has been approved by the association's attorneys and, in fact, the attorneys have drafted some of the use restriction language. All revisions have been properly recorded with Lee County as required.

2. The vote on the community standards was only to adopt changes to the existing community standards. Complaints about what has happened in the past are not germane to the discussion. Future discussion on these proposed revisions should be limited to the current standards and the proposed changes. That is all that was on the agenda.

3. We are not going to tolerate attacks on the ACC or board for following Florida Statutes. We are all required to do so. We cannot and will not ignore Florida Statute requirements that affect the community. If you do not like how Florida Statutes operate, the proper channel is to contact your local state senator and representative.

4. The only changes to the standards that were more than just editing for consistency and readability are:

- a. Increasing the maximum fence height from five feet to six feet. This change was requested by a number of residents due to the unavailability of five-foot vinyl privacy fence panels which causes residents to incur significant addition costs to have the fence modified to fit the five-foot rule. No other changes were made to the fence standards which have been in effect for at least the last ten years and discussion

should be limited to this change. The board believes that increasing the fence height standard is appropriate.

- b. The driveway extension change is meant to standardize driveway extensions going forward to avoid the hodgepodge of extensions that now exist throughout the community including extensions installed by the builders, extensions approved by prior boards, and extensions approved by ACCs since 2000. We have received numerous requests to widen driveways so that three cars can fit on the driveway parallel to one another. The current standard, which has been in place for over ten years, allows a driveway to be as wide as the outside width of the garage. In the vast majority of cases for two-car garages, that results in a 22-foot-wide driveway, give or take a couple of inches. In order to park three cars on a driveway, it needs to be at least 24 feet wide. The board believes that resident requests to widen driveways to fit three cars is reasonable. In order to standardize and limit all future driveway extensions, the proposed change to the standards caps two-car garage driveway widths at 24 feet by allowing the driveway to extend approximately one foot beyond the garage outside walls on both sides. The board believes this is a reasonable approach to addressing resident needs to slightly widen driveways going forward.
 - c. The roof standard formalizes an existing board and ACC policy to prohibit flat roofs of all kinds. No other significant change was made.
 - d. The mailbox standard was clarified to define the term “style” in the current standard to give guidance going forward for mailbox replacements.
5. At the May meeting, the board and ACC co-chairs will first present the principal changes. Afterwards, residents can comment on only those changes for three minutes each. Then the board will discuss the changes and resident comments uninterrupted and vote. The board will be prepared to suspend the meeting if interruptions occur again.

As always, I want to THANK ALL our board and committee members for all they do for our community. Without all these volunteers, Silverlakes would not look as good as it does.

Upcoming Social Committee Events:

May 5: Cinco de Mayo, 6 p.m. \$15 per person payable by May 1 to Shirley Wilmering at 11168 Lakeland Circle. Shirley’s phone number is (636) 698-4546.

May 9: Book Club, 2 p.m. “The Lions of Fifth Avenue” by Fiona Davis. RSVP Marilyn at (239) 671-6929.

May 21: Bingo, 7 p.m. \$5 for three cards with additional cards available. RSVP Agnes at (239) 561-9661 no later than the day before.

Free Coffee Hour: Mondays, Wednesdays and Fridays at 8:30 a.m.

Hand and Foot (card game): Monday nights at 7

Euchre (card game): Tuesday nights at 7

Mahjongg (game): Wednesdays at 1 p.m.

Game Night: Thursdays at 7 p.m.

Sunshine Committee:

The committee sends greeting cards to Silverlakes residents who are welcoming a new member of the family, mourning the loss of a loved one or recovering from an illness or surgery. If you know someone who could use a card, email Sue Beard at shadden@comcast.net or call her (239) 284-3936. Sue will need the name AND address of the recipient.



These children, volunteers, parents and grandparents were among those who participated in the Easter egg hunt on April 16 at the clubhouse. The annual event, sponsored by the Silverlakes Social Committee, also featured prizes and a photo shoot with the Easter Bunny.