

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
October 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, Joe Connors; Treasurer, Catherine LeGendre; Secretary, James Wisniewski; and Director, Claude Marku in attendance. 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 21, 2022, Board of Director's Meeting Minutes

Motion: A motion was made by James Wisniewski to approve the **September 21, 2022**, Board of Director's Meeting minutes. Seconded by Joe Connors. **All in favor - Motion Passed.**

a. October 6, 2022, Board of Director's Meeting Minutes

Motion: A motion was made by James Wisniewski to approve the **October 6, 2022**, Board of Director's Meeting minutes. Seconded by Joe Connors. **All in favor - Motion Passed.**

5. Old Business

a. Treasurer's Report: The report was provided by Catherine LeGendre.

Aged Owner Balances Total: **\$5,474**

Cash – Operating: **\$239,439.**

Cash – Reserves: **\$746,067.**

Total Cash: **\$985,506.**

Expenses under budget: **\$16,747**

At the end of September there were thirteen (13) accounts in arrears totaling \$5,474. In August there were eighteen (18) accounts in arrears totaling \$6,521. One (1) account is with the attorney, four (4) accounts have not paid their assessments and six (6) accounts have outstanding fines. The HOA opened a brick-and-mortar bank account at Sanibel Captiva bank for social committee cash deposits. The Board has decided to waive late fees for Q4 assessments until October 31, 2022, due to the disruption Hurricane Ian caused to residents.

Motion: A motion was made by Joe Connors to accept the Treasurer's report as presented. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

c. Committee Reports

i. Architectural Control – There were twelve (12) requests in September and October. The requests were: a roof replacement, hurricane shutter installation, driveway replacements, storm door installation, fence installation, window replacement, solar panel installation, exterior painting request, and generator installation.

ii. Communications – Input for the newsletter is due by Monday. The new Welcome Packets need to be ordered. Committee would like to know if Board wants to continue to include hard copies of the Community Standards and Exhibit F. The Committee will continue to include the hard copy in the welcome packet. The Committee would also like to purchase a small plant for all new homeowners.

iii. Clubhouse Social – The following events have been scheduled:

Oct 22 – Bingo

Oct 29 – Ice Cream Social

Nov 5 – 8:30 - 10:00 a.m. Breakfast

Nov 10 – Calendar Girls Dance Group at 7:00 p.m.

Nov 12 – Garage Sale. This may be postponed due to hurricane debris on the curbs. If the event takes place, perhaps volunteers can wear orange vests and direct traffic.

Nov 14 – Book Club

Nov 15 – Mind Boggle Game Night

Nov 19 – Harvest Dinner 6:00 p.m.

iv. Finance – The Finance Committee sent the report to the Treasurer; no additional questions at this time.

v. Fine Appeal – No report.

vi. Exercise – No report.

vii. Vendor Oversight Committee– Jane Grethey reported for the VOC. The webmaster for the Silverlakes website suggested a new web service that offers faster download speed. The cost is \$50 per year. The HOA will upgrade to the new service. Florida Aquatic was given approval to replace the broken timer for fountain #1. Ritchie Grethey will be meeting with the asphalt vendor, PMI, next week to address the two (2) problem areas left in the community after their repair. PMI will repair the areas at no additional costs. The trees that were approved to be trimmed at last month's meeting were damaged during Hurricane Ian. The trees will need to be reevaluated as some no longer need to be trimmed. The VOC will meet with the tree trimming vendor after the hurricane debris is cleaned up. The VOC is gathering bids for 2023 common area and villa lawn maintenance contract. Securitech will need to be consulted to repair the internet connection at the entrance. Once this connection has been repaired, the call box and cameras should work properly. Securitech has not yet responded to the VOC's inquiry regarding the gate openers, the cameras, the call box, or the gates. Committee recommends replacing Securitech. Any replacement gate database and access control point vendor will need to be a Brivo authorized dealer as the new equipment purchased in 2020 is a Brivo system. Joe Connors will research camera companies.

d. Legal Issues –

i. Deactivation of Proxy Cards- There are no new cards that need to be deactivated.

ii. Rental tracking – The report generated by Compass Rose indicates twenty (20) rentals.

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

f. Homeowner's Forum:

- Homeowner asked if he could change his password for the Silverlakes' website. You cannot. Jane Grethey will help him log in.
- Homeowner commented that Channel 2 News reported that FEMA may not be able to collect the debris in the area until the end of December. He suggested the Board consider an alternative to waiting for FEMA to collect the debris as the debris will attract rodents and bugs and it is a fire hazard. The Board will get quotes from a vendor to remove the debris however when they did this after Irma, FEMA came before the vendor could arrive. FEMA collected the debris within forty (40) days.
- Homeowner asked what the priority would be – to work on cleaning up the rotting debris or handle painting and acoustics. The hurricane debris cleanup will be paid from the operating account. The clubhouse painting and acoustic resolution will be paid from the reserve accounts.
- Homeowner suggested a costume party in the clubhouse for Halloween 2023.

6. New Business

a. Halloween Planning – Homeowners are concerned that the debris in the roadway might be dangerous for trick -or- treaters. A homeowner suggested only having it during the daylight hours of 4 p.m. – 6 p.m. They suggested prohibiting kids from outside the community to enter the development due to the debris. There was a suggestion to host trick-or-treat for Silverlakes children in the clubhouse or in the common area parks. Trick-or-treat hours will be observed from 4 p.m. – 6 p.m. for Silverlakes residents only. Residents who wish to participate are encouraged to leave their outdoor lights on. A sandwich board will be purchased to display the message that Halloween 2022 will not be open to the public.

7. Next BOD Meeting –November 16, 2022.

Adjournment: With no further business to discuss, the meeting adjourned at 7:36 pm.

