

**SILVERLAKES-GATEWAY HOA**

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

**Board of Directors Minutes Special  
Meeting  
December 12, 2022 – 10:00 AM Silverlakes  
Community Clubhouse**

- 1. Establish Quorum/Call to Order:** The meeting was called to order at 10:00 AM with President, Lauren Siegel; Vice President Joe Connors; and, Secretary, James Wisniewski in attendance. Board members Catherine LeGendre and Claude Marku were not in attendance.
- 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. Entry System and Camera System Issues and Update:** The meeting was convened to discuss the issues that the Association has experienced with the gate and clubhouse entry system and the camera system at the community entrance and the clubhouse. In attendance at the meeting in addition to the board members are Key Powell, owner of Key Security Services, and residents Ritchie Grethey and Manoj Sam who have been heavily involved in matters concerning failures of the entry and camera systems.

There have been ongoing issues with Securitech1, the vendor who installed both systems, regarding system failures, unresponsiveness to inquiries, failure to update the Association databases used in the entry system, and misrepresentation regarding the company's credentials and the system installed. Key Powell examined the system and explained his observations. The board through the VOC had requested a proposal from Key Security Services to repair what could be repaired and install components of a new system where needed. Key Powell walked everyone through the proposal. Key Security Systems has already been engaged by the board to replace the gate operators that were damaged by Hurricane Ian.

Key stated that the camera system had a faulty switch and proposed replacing it with an upgraded switch for \$438.

**Motion:** A motion was made by Jim Wisniewski to purchase the upgraded switch from Key. Seconded by Joe Connors. **All in favor - Motion passed.**

Key explained and demonstrated the Liftmaster system he would install if the board agreed to replace the existing Brivo system. Discussion on various aspects of the new system involving all present indicated that the new system would be more reliable and easier to use and could be updated remotely by CRM and/or someone designated by the board to update records. The cost of installing the new system was estimated to be \$10,475.66.

**Motion:** A motion was made by Joe Connors to authorize Key Security Services to install a new Liftmaster entry system to replace the existing Brivo system as described in the proposal from Key. Seconded by Jim Wisniewski. **All in favor – Motion passed.**

**Adjournment:** The meeting was adjourned at 11:12 AM.