

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
January 18, 2023 – 6:00 pm
Silverlakes Community Clubhouse**

1. Establish Quorum/Call to Order: The meeting was called to order at 6:01 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. November 16, 2022, Board of Director's Meeting Minutes

Motion: A motion was made by James Wisniewski to approve the **November 16, 2022**, Board of Director's Meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed.**

a. December 12, 2022, Board of Director's Meeting Minutes

Motion: A motion was made by James Wisniewski to approve the **December 12, 2022**, Board of Director's Meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed.**

5. Old Business

a. Treasurer's Report: The report was provided by Catherine LeGendre. based on preliminary financial reports compiled by CRM. Results could change once the books are closed for 2022 and the results are audited.

Aged Owner Balances Total: **\$5,200**

Cash – Operating: **\$248,951**

Cash – Reserves: **\$715,229**

Total Cash: **\$964,180**

Expenses under budget: **\$9,797**

At the end of December there were eighteen (18) accounts in arrears totaling \$5,200. At the end of November there were twenty-eight (28) accounts in arrears totaling \$11,000. Six (6) accounts owe on their HOA assessments totaling \$3,131. Seven (7) account balances are the result of fines totaling \$1,198. There are no accounts with the attorney.

Motion: A motion was made by Catherine LeGendre to deposit the insurance settlement following Hurricane Ian into the reserve account. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

c. Committee Reports

i. Architectural Control – There was five (5) ACC requests. Four (4) requests were for roof replacements and one (1) request was for exterior paint. All were approved.

ii. Communications – Input for the newsletter is due by Monday.

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

Jan 21 – Bingo

Feb 4 – Breakfast

Feb 11 – Garage Sale

Feb 13 – Book Club

Feb 24 – Brazilian Carnival

Game nights are held every Monday, Tuesday, and Thursday. Morning coffee is held every Monday, Wednesday, and Friday. Residents interested in attending the breakfast are encouraged to R.S.V.P prior to the event. Residents were turned away at the last breakfast because there were not enough provisions to accommodate the turn out.

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

v. Fine Appeal – There were no appeals.

vi. Exercise – A fan in the gym needs to be replaced.

vii. Vendor Oversight Committee– The VOC welcomed two (2) new members to their committee who will assist with landscape related projects. The committee has cleaned the common area park benches and repaired the broken road sign at Silver Bay Court. Gulf Stream Pool Care has replaced the motor at the entry waterfall. The clubhouse interior paint project is still in progress. That project will move ahead after the clubhouse acoustic project is finished. The committee collected bids to pressure wash the clubhouse and gatehouse exterior. The VOC will review the current janitorial contract with Jan Pro. The VOC reports there have been no issues with ants on the pool deck since the HOA switched to Well's Termite and Pest Control. They are pleased with the vendor. The VOC will reach out to Adler Roofing to address the broken and missing tiles on the clubhouse roof following Hurricane Ian. The quarterly inspection of the lake's fountains was performed last week. There were no significant issues. The gate cameras are all functioning correctly. The Clubhouse access entry system is about two (2) -three (3) weeks out. The Liftmaster gate operators are not in stock. It will take a bit longer for that repair to be completed. The VOC obtained a bid to add a card access reader to the clubhouse main double doors. Jane Grethey is working on getting a complete and current database. She is using information obtained from a 2021 database, and she is adding partial information that CRM began recording following the death of Securitech's owner when it was unknown if Securitech was still maintaining the database for the HOA. There will likely be issues when the new system is finally operational due to the piecemeal gathering of information from the two sources. The VOC collected three (3) bids for the AC preventative maintenance contract. The VOC recommends Central Aire Conditioning. Carpets were cleaned in January. The VOC does not think that the carpets need to be cleaned as frequently as they are currently cleaned.

d. Legal Issues –

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

ii. There are no pending legal issues at this time.

iii. Rental tracking – The report generated by Compass Rose indicates twenty-two (22) rentals.

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

f. Homeowner's Forum:

- Homeowner reported on an altercation she had with one of her neighbors. The HOA's patrol officer was on the scene but did not do anything to deescalate the situation. He also spoke at length with the aggressor of the altercation and did not speak to the reporting homeowner at all. Lauren Siegel will speak with the owner of the patrol company. CRM will send a nuisance violation to the aggressor.
- Homeowner asked which color was selected by majority vote for the clubhouse interior walls and what the timeline for painting is. The gray color scheme was selected by majority vote and the walls will tentatively be painted in March. The acoustic issues will be addressed prior to painting the clubhouse. The homeowner further commented that the projects that the Board take part in take too long to complete and are disorganized and fragmented. The acoustic project for example has been discussed countless times over the years and there has still not been resolution.
- Homeowner commented that the appearance of the community does not look as nice as it used to.
- Homeowner asked if a Compliance Committee could be formed. The Board does not feel that such a committee is warranted or would be productive. Residents can contact CRM with any concerns as they do now, and CRM will follow up.

6. New Business

a. Securitech Contract – Jim Wisniewski contacted the Brivo headquarters and learned that the HOA's current vendor, Securitech, is not, and never has been, an authorized Brivo dealer and is not authorized to install Brivo equipment or access the cloud. Securitech will be terminated and replaced with Key Security Service. Jim has compiled a list of all of the fees charged by Securitech for services that they either did not or could not deliver. The total amount of money Silverlakes is entitled to is approximately \$8,089. Jim will reach out to Brivo and the decision on whether or not to contact an attorney will be forthcoming. Jan Grethey and Manoj Sam will work on getting the database exported to a csv file and sent to Key Security.

b. Community Standards – Already discussed.

7. Next BOD Meeting –February 15, 2023

Adjournment: With no further business to discuss, the meeting adjourned at 8:02 pm.