

**SILVERLAKES-GATEWAY HOA**

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

**Board of Directors Minutes  
February 15, 2023 – 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. January 18, 2023, Board of Director's Meeting Minutes**

**Motion:** A motion was made by Joe Connors to approve the **January 18, 2023**, Board of Director's Meeting minutes. Seconded by James Wisniewski. **All in favor - Motion Passed.**

**5. Old Business**

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

Aged Owner Balances Total: **\$6,824**

Cash – Operating: **\$248,679**

Cash – Reserves: **\$728,999**

Total Cash: **\$977,678**

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

At the end of January there were forty-five (45) accounts in arrears totaling \$6,824. At the end of December there were eighteen (18) accounts in arrears totaling \$5,200. There are no accounts with the attorney.

**Motion:** A motion was made by Catherine LeGendre to move the Key Security invoice for the deposit for the gate openers from the Operating account to the Reserve account. Seconded by Jim Wisniewski. **All in favor - Motion Passed.**

**Motion:** A motion was made by Lauren Siegel to approve the Treasurer's Report. Seconded by Jim Wisniewski. **All in favor – Motion Passed.**

**c. Committee Reports**

**i. Architectural Control** – There were seven (7) ACC requests. All were approved.

Two (2) Roofing Requests.

Three (3) Exterior Paint Requests.

One (1) Impact Window Replacement Request.  
One (1) Driveway Replacement with Extension Request.

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

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

**Feb 18** - Bingo

**Feb 24** – Brazilian Carnival

**Mar 4** – Breakfast

**March 11** – Movie Night 7:00 – 11:00 pm.

**Mar 13** – Book Club

Game nights are held every Monday, Tuesday, and Thursday. Morning coffee is held every Monday, Wednesday, and Friday.

**iv. Finance** – The Finance Committee suggested resetting the timer on the waterfall circulation pumps to save money on electric bills. The committee suggested setting the timer so the pumps do not run between 10:30 p.m. and 5 a.m. The VOC will assist by setting one (1) of the timers to test it since the timer has not been in use in a long time.

**v. Fine Appeal** – There were no appeals.

**vi. Exercise** – The Board received complaints from homeowners who noticed the commercial fans in the gym had exposed wires. The HOA purchased a new commercial fan replacement. Lauren Siegel suggested mounting the fans on the wall or ceiling, so they cannot be moved as the plastic backing on the fan is fragile and prone to breaking when handled often. Additionally, he suggested hiring an electrician to wire the fans and lights to work off of the same timer so contact with the fan will not be needed for gym users. Ritchie Grethey will ask Key Security if he can install a timer for the fans that is tied into the current light timer.

**vii. Vendor Oversight Committee**– Dan Dobson reported that Key Security will begin the installation of the gate panel on Monday or Tuesday of next week. CRM has a meeting with Lee County tomorrow to get the clubhouse blueprints for the acoustical engineer so he can complete his recommendations for the clubhouse main room. The clubhouse interior painting project will tentatively start as soon as the acoustic project is finished. The VOC recommends removing the small clustered can lights in the middle of the clubhouse ceiling. The lights do not produce much illumination. The VOC received a second bid from Ultra Pressure Washing for \$455. They also obtained a bid from Adler Roofing for \$703 to repair the few broken tiles caused by Ian. The VOC is getting a bid to replace the dented gutter above the main clubhouse porch as well. The VOC also procured some commercial grade acoustic carpet samples for consideration when it is time to replace the carpet in the clubhouse main room. The carpet, which was scheduled to be replaced in 2022 per the latest reserve study, was not replaced as it was in good condition. The VOC cleaned and painted the Silverlakes monuments at the entry way. New plantings were placed in the monuments and the black lettering on the monument was polished. The VOC reported that a homeowner approached them to request that the north pond water fountain have a wind gauge installed on it so that the pond water does not spray into his lanai and pool during times when the winds are higher than usual. The pond water causes the water chemistry in his pool to fluctuate and creates a film on his patio furniture and pool cage screens. Jim Wisniewski suggested moving the fountain toward the middle of the pond so it is farther away from the lanais. Ritchie Grethey will reach out to Florida Aquatic to move the fountain. FPL has been notified about all of the streetlights that are out or damaged and all of the streetlights were already on their list for repair or replacement.

**Motion:** A motion was made by Lauren Siegel to approve the bid for Adler Roofing to repair the damage to the roof caused by Hurricane Ian for \$703. Seconded by Jim Wisniewski. **All in favor – Motion Passed.**

**d. Legal Issues –**

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

**ii.** There are no pending legal issues at this time. Starting in January 2023, this is the first time in six (6) years that the HOA has not had any pending legal issues. Much progress has been made in the past six (6) years to control various legal and collection matters. In 2017, the arrearages in the HOA totaled approximately \$72,000. The current balance is approximately \$5,000 – a 93% decrease. The bad debt reserve was \$38,000 in 2017 and is now \$5,000 – a decrease of 87%. Bad debt expense was \$16,000 in 2017 and only \$2,000 today – an 88% decrease. Legal expense was running between \$15,000 and \$20,000 in 2017 and was negative in 2022 due to recovery of some prior expenses and retainers. This was all due to a significant and ongoing cleanup of our governing documents starting effective 1/1/2018 and a revised strategy on collection and legal strategy consistent with Florida Statutes as well as taking a good deal of work in house. Lauren Siegel thanked Jim Wisniewski for his work with the HOA's attorney, GDC, on these matters over the years.

**iii. Rental tracking –** The report generated by Compass Rose indicates twenty-three (23) rentals.

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

**f. Homeowner's Forum:**

- Homeowner commented that postponing the painting project to accommodate the acoustic project will push the painting project to rainy season. Since the exterior ramp, sidewalks, and stairs leading to the clubhouse will also be painted when the clubhouse interior is painted, the homeowner felt that postponement would not be ideal.
- Homeowner commented that residents are using the clubhouse parking lot as personal overflow parking for themselves on a daily basis. They are not parking at the clubhouse because they want to use the clubhouse amenities. A resident had the clubhouse reserved this weekend and his guests had nowhere to park because the clubhouse lot was full of cars owned by residents abusing the right to park in the lot. He asked that the Board consider a solution to this problem.
- Homeowner would like the bougainvilleas by the clubhouse parking lot entry ways trimmed so drivers can see to pull out onto Lakeland Circle and Lakehurst Court. The homeowner will work with VOC landscape volunteers to trim the plant appropriately.
- Homeowner asked if the Board would consider allowing residents to use stone in lieu of mulch in their flower beds since the lake bank project utilized stones around its perimeter. Residents are already permitted to use stones as long as the stones are larger than gravel.

**6. New Business –** There is no new business to consider at this time.

**7. Next BOD Meeting –**March 15, 2023 – Annual Membership Meeting

**Adjournment:** With no further business to discuss, the meeting adjourned at 7:14 pm.

