

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
April 19, 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 Conners; Treasurer, Catherine LeGendre; Secretary, Manoj Sam; 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. February 15, 2023, Board of Director's Meeting Minutes

Motion: A motion was made by Joe Conners to approve the **February 15, 2023**, Board of Director's Meeting minutes. Seconded by Claude Marku. **All in favor - Motion Passed.**

b. March 15, 2023, Board of Director's Organizational Meeting Minutes

Motion: A motion was made by Catherine LeGendre to approve the **March 15, 2023**, Board of Director's Meeting minutes. Seconded by Manoj Sam. **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: **\$207,356**

Cash – Reserves: **\$759,846**

Total Cash: **\$967,201**

Expenses under budget: **\$8,537**

As of March 31, 2023, seventeen (17) owners were in arrears totaling \$5,142. In February there were thirty-two (32) owners in arrears totaling \$5,700. One (1) owner is currently with the attorney. There are eight (8) fines totaling \$1,198. The total due in quarterly assessments is \$1,983. There are seven (7) small amounts owed due to the change in 2023 dues. The HOA will be renewing a CD with LMCU. The Board Signatories will be Lauren Siegel, Catherine LeGendre, and Joe Connor. Markus Albrecht will be removed as he is no longer on the Board.

Motion: A motion was made by Claude Marku to approve the Treasurer's Report. Seconded by Joe Conners. **All in favor – Motion Passed.**

c. Committee Reports

i. Architectural Control – There were twenty (20) ACC requests. All were approved.

- Six (6) Roofing Requests.
- Two (2) Exterior Paint Requests.
- One (1) Hurricane Shutter Request.
- Five (5) Driveway Replacement Requests.
- Three (3) Landscape Requests
- One (1) Solar Panel Request
- One (1) Fence Request
- One (1) Screen Enclosure Request

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

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

- April 29** - BBQ
- May 8** – Book Club
- May 20** – Bingo 7 pm

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

iv. Finance – The Finance Committee’s questions were already answered by Catherine LeGendre.

v. Fine Appeal – There were no appeals.

vi. Exercise – The new elliptical will be delivered tomorrow. The exposed wires showing on the back of the fans have been repaired.

vii. Vendor Oversight Committee– The clubhouse and gatehouse were pressure washed in March. Two (2) bids were obtained to repair the small can lights in the clubhouse. They also obtained bids to put new timers on the waterfall recirculation pumps to program the waterfalls to run during the day only. This was following a suggestion made by the Finance Committee to save money on electricity. The VOC recommends the association move forward with the bid from E & Son Electric at \$1,600 for these two electrical projects. The fence from the clubhouse into the pond has been reinstalled following the completion of the pond remediation. Ramiro Rodgers Landscaping recently completed the first trimming of the wall along Griffin. There is a pygmy date palm located by the pool equipment that the VOC recommends removing. Cheryl Moore will obtain bids for the removal. Ritchie Grethey reported that while Key 2 Security was boring under the roadway for the gate project, a water line was damaged. This has been repaired and the final step in the gate project, to run a cable to the gate callbox, is underway. The pond fountains were inspected two (2) weeks ago and the device to reduce the overspray from the fountain was installed on the northern fountain. The VOC would like to again obtain bids to replace the HOA’s landscaper. The VOC will create an RFP for the landscaping contract which they intend to have all inclusive. Cheryl Moore has reported that she fertilized the palms recently and that the palms look better following the fertilization. Ramiro should have been fertilizing them properly and it does not appear he has been doing this. Cheryl Moore suggested adding some additional palms and small trees to the entrance area by pond near the bike rack. Total Asphalt Technologies bid to resurface the asphalt throughout the community for \$78,000. They recommend applying the resurfacing product every five (5) years. The VOC does not recommend this at this time.

d. Legal Issues –

i. Deactivation of Proxy Cards- There is one new card that will be deactivated.

Motion: A motion was made by Lauren Siegel to deactivate the amenities access for 18222. Seconded by Claude Marku. **All in favor – Motion Passed.**

iii. Rental tracking – The report generated by Compass Rose indicates twenty-two (22) rentals. Recently the HOA approved a six (6) month lease for property # 18261. The tenant moved out after only three (3) months. This same tenant also broke their six (6) month lease after only three (3) months last year leading the Board to suspect that the tenant would break the lease again this year and that proved to be the case. GDC was consulted to explore what enforcement and ramification efforts were available to the HOA. The attorney advised that the HOA could deny that particular tenant if he tries to rent again. The HOA should also notify the owner the next time he tries to rent that the tenant must stay for a full six (6) months, or the owner will be fined and prohibited from leasing the home again.

Motion: A motion was made by Joe Conners that all legal matters go through the legal liaison, Claude Marku prior to contacting the attorney and if the legal liaison decides an attorney should be consulted, he will get Board approval before proceeding. Seconded by Sam Manoj. **All in favor – Motion Passed.**

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

f. Homeowner's Forum:

- Homeowner asked what the threshold for delinquent accounts is before it goes to the attorney
 - \$1,000 is answer.
- Homeowner asked if the insurance proceeds were received. Yes. In January.
- Homeowner asked if the delinquent accounts were tenant occupied. No
- Homeowner asked if proxy cards are still being deactivated. Yes.
- One of the treadmills is loud. Joe Conners will report it to Commercial Fitness when they deliver the new elliptical.
- Homeowner commented that there is an area in the villas that is not getting properly irrigated because the irrigation heads are not popping up correctly.
- Homeowner reminded the Board that the VOC has obtained bids to replace the landscape company in 2021 and 2022. Each time the Board has decided that Rodgers was the best option for the price point. The Green Thumb Committee struggled months back as the position was vacant for many months, with the Green Thumb chair in place, communication between the VOC and Ramiro Rodgers Landscaping should improve.
- Homeowner suggested that the Board consider amending the governing documents to prohibit any lease under twelve (12) months in duration.
- Homeowner commented that when the timers on the waterfalls were working, the HOA saved approximately \$60 per month in FPL costs.
- Homeowner asked how to get rid of the littorals. They can call Gateway Services CDD and request they be treated.
- Someone turned the pool heater up to 95 degrees. Joe Conners has put a lock on the pool equipment fence area to prevent this from happening again.
- Waste Pro and Lee Co Environmental Specialists met with Joe Conners and Catherine LeGendre last week. Joe and the Waste Pro representatives toured the HOA to identify the worst spills

and Waste Pro will have a heated pressure washing of the areas performed. Additionally, the leaking truck has been fixed and should not be a recurring issue.

-Joe Conners suggested that the HOA move forward with the clubhouse interior and exterior paint. The CAM will reach out to Ryan Hammond to schedule the work.

6. New Business –

a. Vendor Oversight Committee – Already discussed.

7. Next BOD Meeting –May 17, 2023 – BOD Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 8:06 pm.