

## Silverlakes at Gateway HOA Board of Directors

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## **From the HOA President**

The Silverlakes HOA board at its May 17 meeting approved the expenditure of approximately \$14,000 in an effort to improve acoustics in the community's clubhouse.

The project, recommended by an acoustical engineer and under discussion for years, calls for spraying one inch of sound-deadening material on the main room's ceiling and short upper west wall.

The low-bidder was a company in Naples, which says it can begin the work within 30 days. The other two bidders submitted quotes more than double that of the low bidder.

Complaints about the acoustics in the main room have been a topic of discussion for many years. The white ceiling coat will complement the new paint planned for the walls — a two-tone grey chosen by frequent users of the clubhouse. During the painting process, the exterior walkways and steps also will be repainted. The walls and steps near the clubhouse side entrance are particularly in need of repair and paint.

The engineering study, performed at no cost to the community by a friend of a local couple, indicated the coating will reduce the reverberation/echo of speech and noise in the room. Although the reduction is not thought to not be huge, nonetheless, it will be a reduction.

The engineering study says separate removable acoustic panels could further improve sound in the room. That could be done in the future, if needed, by having the panels made and a group of volunteers apply them to the walls as attractive picture panels.

This whole process will spruce up the interior of our clubhouse's main room, which has not been painted since the mid-1990s.

There also had been talk of lowering the ceiling with acoustic suspended panels. Doing that would have been a major modification to the room that would have required a sprinkler system to be installed at about twice the cost of the current project.

In addition, the eight lights in the center of the main room will be converted to LED dimmable lights. The existing halogen lights started smoking during use last month.

There was talk of removing the lights, which were used to illuminate a model of Silverlakes when the developer used the clubhouse's main room as a sales office. The lights have been used in the past to illuminate the dance floor during a New Year's Eve gathering. Being able to dim them added a nice ambience to the room while dancing. The board decided to do the conversion rather than remove the lights.

The second main subject discussed at the meeting was, of course, our entrance gates, which have not functioned properly since Hurricane Ian struck Lee County on Sept. 28, 2022. Two main problems have been identified.

As most of you know, some residents do not have much trouble with the RFID stickers being read by the RF Reader at our gates, but even those fortunate few occasionally have trouble. Some even have had to back up to get the gates to open.

Others' stickers did not work at all, but they could gain access by entering their Proxy Card (Key Fob) 5-digit numbers into the call box.

One of the problems is the programming of the individual RFID stickers. Some of the sticker numbers were loaded in the system as original (OEM) items, and others were loaded in as after-market items. (These are not the correct terms, but let's use them to get the point across.)

It seems that the OEMs did not work as well as the after-markets did, or vice versa. (I hope you know what I mean.) The programming of these stickers is being changed to the ones that work.

Therefore, there is a strong need for all residents to give their sticker numbers to our "access programmer," Jane Grethey. Some may have noticed Jane and her husband standing at the entrance gate on several occasions to obtain the numbers/addresses of the stickers that did not work.

While that action on their part was very pro-active, it also presented a huge liability concern for our HOA. The board cautioned them not to do it again.

There also have been efforts to obtain all our residents' sticker numbers through e-mail blasts asking for their numbers. However, many residents have unsubscribed from these communications; therefore, no numbers have been returned for proper programming.

Some may be thinking "everything worked before with the previous (security) company. Why not now?"

To make a long story short, the owner of our former security company failed to supply the items he told us he could at the beginning and did not share much of the programming with our management company.

Then his wife, who was the company's programmer, died, and everything fell apart. The proper information was not passed on to our current security company, and everything had to start over.

You all have no idea how frustrating this has been for all concerned to get things working again. That's it in a nut-shell.

At the present time, most of those who have UNSUBSCRIBED from our communications do not have working stickers. The only way they can get those stickers to work is by calling our management company, CRM (Compass Rose Management), to complain.

Talk about more frustration. CRM received 40 to 50 calls in one afternoon. Therefore, the gates are being held open once again.

If EVERYONE would provide their sticker number to CRM or Jane (Jane's e-mail is [jananngre@gmail.com](mailto:jananngre@gmail.com)), the gates would work better for all concerned.

Now for the rest of the story. The second issue is that the positioning of the RFID reader is less than optimum. A lot of gated communities have their readers positioned on the car/entrance side of the gates. Our reader is positioned behind the gates and a little downhill, since our entrance has a slope to it.

Anyone notice the RFID readers at the three different entrances to Gateway Greens? Their readers are larger than ours and are positioned closer to the entering vehicles.

Our contractor is going to reposition our reader about 4 to 6 feet closer to the entering vehicles in an effort to prevent some drivers from having to almost touch our gates to get them to open. Hopefully, these actions will get things back to proper working order.

In other business, the treasurer's report showed our finances in good shape with utilities consistently a little over budget. There was talk of installing solar pool heaters to augment the two existing conventional heaters to help lower utility costs.

In the gym, a repair was completed on an exercise bike by our maintenance company, Commercial Fitness. I believe it involved replacing the tip of the armrest.

We also received an outrageous quote from an outside company to disinfect the gym floor while mopping it. We have since talked with our present cleaning service, JanPro, and they will do so during their normal cleaning process at no extra cost.

We recently had a homeless person "homesteading" on a part-timer's pool lanai area. An alert neighbor noticed it and contacted me, and I turned it over to CRM. The management company contacted the owner and had the Lee County Sheriff's Office remove the squatter. In this respect, I would like to remind all that if they see something that's not quite right, say something. The owner was very grateful for the quick action from CRM as well as the action by the sheriff's office.

The HOA board does not meet in June or July, so our next meeting will be held at 6 p.m. on Aug. 16 in the clubhouse.

As always, I want to THANK our board and committee members for all they do for our community. I stress that my repetition of our thanks in no way lessens our appreciation for the volunteers' dedication to help the board manage our community. Without all these volunteers, our community would not look as good as it does.

## **Calendar of events**

*Note: June dates and events are tentative since the clubhouse will be closed for two weeks for acoustical and painting work. Dates for the closures will be announced.*

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**June 12:** Book Club, 1 p.m. "The Chocolate Maker's Wife" by Karen Brooks

**June 17:** Bingo, 7 p.m.

**July 4:** Independence Day Parade, noon. Decorate your bike or golf cart and take it for a spin around the block in Silverlakes.

**July 4:** Cookout featuring hot dogs, hamburgers and sides in the clubhouse, 2 p.m.

**July 15:** Bingo, 7 p.m.

**Aug. 19:** Bingo, 7 p.m.

**Free Coffee Hour:** Mondays, Wednesdays and Fridays at 8:30 a.m.

**Hand and Foot** (card game): Monday nights at 7

**Euchre** (card game): Tuesday nights at 7

**Game Night:** Thursdays at 7 p.m.

**Mahjongg:** Fridays at 9:45 a.m. (for experienced players only)



## **In memoriam**

Our thoughts go out to:

- Brian Collins of 11143 Lakeland Circle on the death of his mother, Mary, 78, on April 6 in Hope Hospice. Mary had lived in Lehigh Acres since 2012 and was a frequent visitor to Silverlakes. In addition to Brian, she is survived by her daughter-in-law, Victoria; a grandson, Michael Collins; and a granddaughter, Amanda Collins.

- Joanne Montgomery of 13021 Lake Meadow Drive, whose partner of 11 years, Tony Long, 81, died May 4. In addition to Joanne, he is survived by three children, Timothy Haugh of Summerville, Pa., and Tony and Jody Myers, both of Fort Myers; two grandchildren, three brothers; and four sisters.

## **Sunshine Committee**

The Sunshine Committee sends cards to residents who are ill or recovering from surgery, who have lost a loved one, or have welcomed a new child. If you know someone who could use a card, notify Sue Beard at (239) 284-3936 or [shadden@comcast.net](mailto:shadden@comcast.net)

Sue will need the name AND address of the person to whom to send the card.



**These Silverlakes residents were among the many who enjoyed the barbecue feast April 29, catered by Mission Barbecue.**