

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
September 27, 2023 – 6:00 pm
Silverlakes Community Clubhouse**

1. Establish Quorum/Call to Order: The meeting was called to order at 6:00 pm with 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. August 16, 2023, Board of Director's Meeting Minutes

Motion: A motion was made by Claude Marku to approve the **August 16, 2023**, Board of Director's Meeting minutes. Seconded by Sam Manoj. **All in favor - Motion Passed.**

5. Old Business

a. Treasurer's Report: Catherine LeGendre reported.

Reporting as of August 31, 2023:

Aged Owner Balances Total: 4,700.

Cash – Operating: 222,995

Cash – Reserves: 716,525

Total Cash: 939,520

In August there were twenty-six (26) delinquent assessment accounts. In July there were thirty-four (34) delinquent assessment accounts. There is \$2,498 in outstanding fines, \$2,117 in past due assessments and \$45 is owed in small amounts. A reserve study is due in 2024. The studies are conducted every three (3) years. The last reserve study was performed in 2021. The cost for an updated reserve study is \$3,950.

Motion: A motion was made by Catherine LeGendre to approve the 2024 reserve study bid at the cost of \$3,950. Seconded by Claude Marku. **All In favor – Motion Passed.**

Motion: A motion was made by Joe Conner to approve the Treasurer's Report. Seconded by Catherine LeGendre. **All in favor – Motion Passed.**

c. Committee Reports

i. Architectural Control – There were four (4) ACC requests in September. All were approved.

One (1) Roof Replacement

One (1) Shed Installation

One (1) Landscape Update

One (1) Driveway Expansion

ii. **Communications** – Shirley Willmering will now Chair the Welcome Committee in the place of Pat Macchia.

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

October 9 – Book Club

October 21 - Bingo

October 28 – Pasta Night

October 29 - Ice Cream Social

November 4 – Garage Sale

November 14 - Mind Boggling Game Night

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

iv. **Finance** – There was no report.

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

vi. **Exercise** – There was no report.

vii. **Vendor Oversight Committee**– Joe Dowling reported that there are still issues with the Amazon truck delivering packages at the guardhouse rather than entering the community and delivering the packages to the proper address. CRM will get a proposal from Key Security to add a device that will grant Amazon trucks gate access automatically. Joe Dowling and CRM have reached out to Key Security because the number displayed on caller ID when a guest calls from the gate indicates that “PuroClean” is calling. Residents are not answering the call because they assume it is a SPAM call. Leapin Lawns will start in the community on October 1, 2023. The VOC has also reached out to current vendors such as Jan Pro Janitorial and Florida Aquatic for the pond fountains. Alternate bids are being collected. Comfort Caddies will replace Central Aire for the maintenance contract. They will begin in January 2024. The waterfall pump’s bearings need to be replaced. The bad bearings are causing the GFI for the timer to trip. The VOC has turned the timer off to prevent the GFI from tripping. The timer saved the HOA approximately \$200 per month. The cost for the new pump is \$1,200. The HOA will not pressure wash the gutters this year as the results do not last for more than a few weeks at best.

Motion: A motion was made by Joe Conners to approve the bid from Gulf Stream in the amount of \$1,200 to repair the bad bearing. Seconded by Catherine LeGendre. **All in Favor – Motion Passed.**

d. **Legal Issues** –

i. **Deactivation of Proxy Cards**- There are no new proxy cards to be deactivated at this time.

ii. **Rental tracking** – The report generated by Compass Rose indicates twenty-five (25) rentals.

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

6. **New Business** – No new business.

8. **Homeowner’s Forum:**

- Homeowner asked what the security company does. They patrol the community once per evening and issue parking violations, report street light issues, and other community violations that they see. They also check the clubhouse and amenities and report anything out of the ordinary.

- Homeowner commented on a trailer hitch that sticks out into the gutter when he parks.
Recommends asking the resident to remove the trailer hitch.

6. New Business – No new business.

7. Next BOD Meeting – October 25, 2023 – BOD Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 6:30 pm.

Motion: A motion was made by Joe Conner to adjourn the meeting at 6:30 p.m. Seconded by Claude Marku. **All in Favor – Motion Passed.**

