

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
October 25, 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. September 27, 2023, Board of Director's Meeting Minutes

Motion: A motion was made by Catherine LeGendre to approve the **September 27, 2023**, Board of Director's Meeting minutes. Seconded by Sam Manoj. **All in favor - Motion Passed.**

5. Treasurer's Report: Catherine LeGendre reported.

Reporting as of September 30, 2023:

Aged Owner Balances Total: 4,100.

Cash – Operating: 225,634

Cash – Reserves: 723,218

Total Cash: 948,852

In September there were fifteen (15) delinquent assessment accounts totaling \$4,100. In August there were twenty-six (26) delinquent assessment accounts totaling \$4,700. There is \$2,598 in outstanding fines and \$1,444 in past due assessments. The Association's cash is held in seven (7) separate accounts, CIT Bank, Sanibel Captiva Bank, Western Alliance, LMCU, Bank of the Ozarks, TIAA, and One United Bank. All funds are FDIC insured. The HOA has obtained a debit card tied to the operating account. There is a \$1,000 limit and the President holds the debit card. All receipts for purchases are turned into CRM.

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

5. Old Business

a. Committee Reports

i. Architectural Control – There were five (5) ACC requests in September. All were approved.

One (1) Roof Replacement

One (1) Front Door and Garage Door Replacement

One (1) Window Replacement

One (1) Solar Panel Installation

One (1) Front Screen Door Replacement

ii. Communications – There was no report.

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

- October 28** – Pasta Night
- October 29** - Ice Cream Social
- October 31** - Halloween
- November 4** – Garage Sale
- November 11** – Veteran’s Day Breakfast
- November 14** - Mind Bogglers Game Night
- November 18** – Harvest Dinner
- November 25** – Bingo
- November 26** – Decorate the Clubhouse
- November 26** – Tree Lighting Ceremony at 7 p.m.

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

iv. Finance – There pool is leaking. The pool vendor is working on the issue.

v. Fine Appeal – One request was received, and the fine was waived.

vi. Exercise – There was no report. Commercial Fitness did report to Joe Connor that Clorox wipes should not be used on the exercise equipment as the cleaning product is too powerful to be used on the electronic boards. This can cause the need for more frequent replacement of the boards.

vii. Vendor Oversight Committee - Two (2) of the common area cameras were not functioning properly. The Association reached out to two (2) vendors, both recommended replacements at a cost of approximately \$2,200 - \$2,900. A volunteer in the community who specializes in fiber optics was also asked to investigate the issue. He determined that some of the ports needed to be changed. After switching the ports, the cameras and call box began functioning properly. The cost for this was \$270. Key Security Services was called out to the community to look at the Liftmaster motors. They removed four (4) covers to get to the equipment but failed to put the covers back on when they left the community. This could have ruined the motors as all the mechanics were left unprotected from the elements. There was also a complaint reported previously regarding overspray of pond water originating from the HOA’s fountain into the homeowner’s pool. At the time, the HOA Board suggested moving the fountain to a location a bit further from the homeowner’s property. It was later discovered that a former VOC member did ask the fountain vendor to move the fountain, however he asked that the fountain be moved closer to the homeowner’s property. The vendor was asked to move the fountain back to its original location. Leapin’ Lawns has started maintaining the common area and villa landscaping and the VOC is pleased with their performance.

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 –

a. Board Appointment & Organization

Motion: A motion was made by Catherine LeGendre to appoint Ray Beard to the Board of Directors. Seconded by Sam Manoj. **All in Favor – Motion Passed.**

Motion: A motion was made by Sam Manoj to appoint Joe Connor as President and Ray Beard as Vice President. Seconded by Claude Marku. **All in Favor – Motion Passed.**

8. Homeowner's Forum:

- Homeowner asked if any of the HOA's bank accounts are interest bearing. Answer: yes. The HOA has CDs earning 5.5-5.7% interest.
- Homeowner asked if anyone would pick up the unwanted wares after the garage sale. Pat Macchia will look into it.
- New resident introduced himself and commented on how much he enjoys the community. He also asked why there are rocks surrounding the HOA's ponds. The CDD installed the rocks in order to mitigate erosion.
- Homeowner commented that the pool is cold. Greg Walker adjusted the temperature, but it is still quite cold.
- The Board meetings will be moved to the fourth Wednesday of the month moving forward.
- Homeowner would like to have a hot tub added to the pool deck.
- Homeowner would like to know who to contact if they notice something nefarious happening at the clubhouse during the weekend. Joe Conner offered to be the point of contact for weekend issues.

7. Next BOD Meeting – November 22, 2023 – BOD Meeting and Budget Approval

Adjournment: With no further business to discuss, the meeting was adjourned at 6:46 pm.

