



Issue- Dec 2023

SILVERLAKES

at Gateway

silverlakes-gateway-hoa.com

13035 Lakehurst Ct,
Fort Myers, FL 33913

Board of Directors

Joe Conners - President

Ray Beard – Vice President

Manoj Sam – Secretary

Catherine LeGendre – Treasurer

Claude Marku - Legal Liaison

Sue Beard- Editorial Coordinator

Free Coffee Hour – 8:30 a.m.

Mondays, Wednesdays & Fridays

Hand And Foot (Card Game)

Monday Nights @ 7:00 p.m.

Euchre (Card Game):

Tuesday Nights @ 7:00 p.m.

Game Night:

Thursdays @ 7:00 p.m.

Mahjongg:

Fridays @ 9:45 a.m.

(For Experienced Players Only)

Message From the HOA Board

Dear Silverlakes Residents,

As the autumn leaves gracefully fall and the air becomes crisp, we find ourselves immersed in the spirit of gratitude. As we gathered around tables adorned with harvest delights and cherished company, we extend our heartfelt thanks to each and every one of you. Your unwavering support and commitment have been the cornerstone of our Silverlake’s community success, and for that, we are truly grateful.

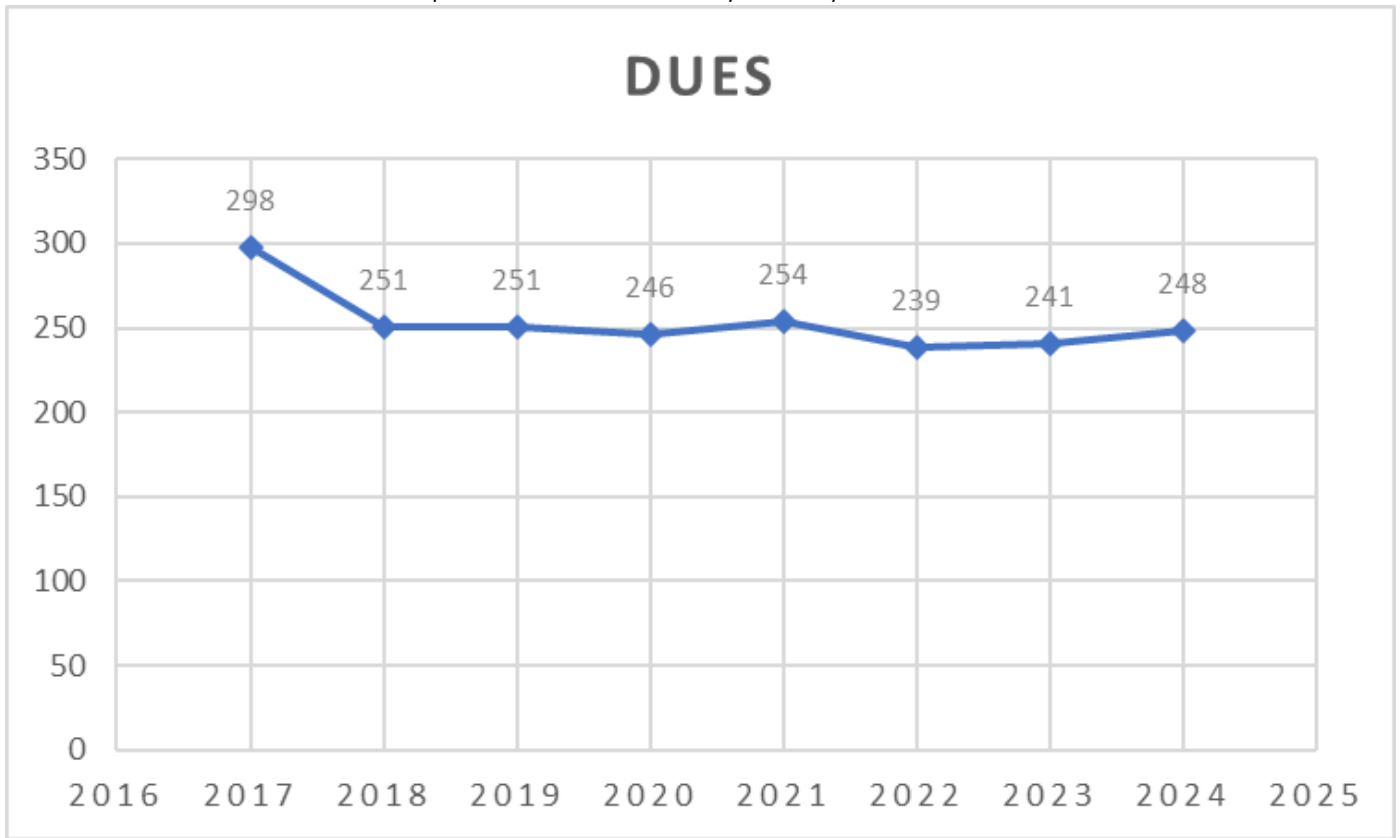
The season of Thanksgiving serves as a poignant reminder of the strength found in unity and the power of collective generosity. In this edition of our newsletter, we aim to express our gratitude, share inspiring stories, and update you on the latest happenings within our vibrant Silverlakes @ Gateway. May this holiday season fill your hearts with warmth, joy, and a deep sense of appreciation for the connections that enrich our lives.

2024 Operating Budget Approved

The 2024 Operating Budget was approved at the November 22, 2023 Board of Director’s Meeting. The annual budget of \$346,292 represents an increase of \$8,425 over the 2023 budget. 2024 budgeted expenses include increased costs for insurance and utilities which are partially offset by reduced landscaping contract costs and operating cash used to fund a portion of the reserve assessment.

Homeowner dues for single family homes increased from \$241 per quarter to \$248 per quarter, a 3% increase, while our villas owners saw a (4%) decrease in their dues from \$614 to \$591.

HOA dues for single family homes have remained relatively flat for the seventh year in a row. This has been achieved through the negotiation of competitive contracts, as well as our resident volunteers, who lend their time and talents to help save our community money.



The 2024 budget is approved and included at the end of the newsletter.

✦ Ray Beard was appointed to fill the vacancy on the Silverlakes HOA Board of Directors at the Oct. 25 meeting. Ray, who has lived in Silverlakes since 2012, previously served as chair and secretary of the Finance Committee. As Vice President of the HOA board, Ray will work closely with the Vendor Oversight Committee (VOC). Ray and his wife Sue are Pennsylvania natives.

✦ At the Nov, 22 board meeting, Joe Dowling was named as the new chair of the VOC, with Greg Walker named vice-chair. The board extends its gratitude to Dan Dobson, who has served as chair of the VOC for the last 10 years. Dan will continue lend his expertise as a member of the committee. He and his wife Judy are tireless community volunteers who divide their time between Silverlakes and Quincy, Michigan.

✦ The board also announced that Ana Farrell has volunteered to serve as the new chair of the Finance Committee and welcomed Toros Bardakjian, a banker, to the committee. Toros will serve as the new secretary.

✦ The board also recognized Justin Clerico, a Silverlakes residents whose knowledge saved the community a considerable amount of money. Thanks to his advice, the board purchased four new surveillance cameras for less than \$200. A contractor had said replacement of the cameras, which were damaged by Hurricane Ian, would cost a minimum of \$4,000. Thanks, Justin, on behalf of all residents of Silverlakes.

Looking for inspiration?

Look no further than Agnes Lund, a Lakeland Circle resident who turned 100 years young on Oct. 9!

Her smile is the first thing you'll notice when encountering this centenarian. It's the hallmark of a woman who never complains, who celebrates each day and remains an active participant in the community she has called home since Silverlakes was built in 1997.

A native of Stamford, Connecticut., Agnes has 23 nieces and nephews, most of whom attended her birthday celebration this year in the Silverlakes Clubhouse, along with about 50 of her neighbors.

Agnes, who zips around the community in her brand-new scooter, had her right leg amputated at the hip after being diagnosed with cancer 10 years ago.

That has done nothing to slow her down; she serves as the call center for RSVPs to social events in the neighborhood and attends almost all of them. Three times a week, she greets fellow coffee-goers with her familiar, "Good morning! What's new?"

Agnes describes herself as happy and content and grateful to God that the cancer was removed and has not returned.

HAPPY ♥ 100TH ♥
BIRTHDAY



Need some exercise?

Gary and Carol Brown invite you to join them for Water Aerobics, held every Monday and Thursday morning from 10 to 11 in the community pool. Open to both men and women, the group will give you a chance to burn some calories and meet some new friends.



Join us for complimentary coffee and engaging conversations every **Monday, Wednesday, and Friday** from **8:30 to 9:30 a.m.** at the Silverlakes Clubhouse, courtesy of our dedicated volunteers.

We welcome your company!



These Silverlakes residents welcome bocce players, both men and women, to join them from 8:30 to 9:30 on Tuesday and Thursday mornings on the court across Griffin Drive in the Gateway Complex near the playground. The more, the merrier!



More than 50 residents of all ages celebrated the beginning of the holiday season at the Christmas tree lighting ceremony Nov. 26. The evening featured refreshments and a medley of songs led by Flo Antuono with help from some younger members of the community. The evening was marked by record attendance and was the result of work by scores of volunteers

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

Get Involved- Your Participation Counts!

We warmly invite all community members who are interested to contemplate volunteering for our finance committee and other committees. Your active involvement plays a crucial part in determining the future of our community.

Mark Your Calendar for Our Upcoming Meeting

Please mark the date, January 24, 2024, on your calendars for our next board meeting. Your attendance and suggestions at this meeting are encouraged. We sincerely appreciate your continuous support, engagement, and unwavering dedication to making our neighborhood an exceptional place to call home.



A drive around Silverlakes at this time of year confirms that the community is getting in the holiday spirit, with new decorations going up every day. The board takes this opportunity to wish that all that is beautiful, meaningful and joyful be yours this holiday season and throughout the coming year!

UPCOMING EVENTS

Dec. 12: Mind Beggars,
1 to 3 p.m.

Register with Donna Marchetti
at (239) 470-3288 by Dec. 8



Jan. 6: Breakfast,
8:30 to 10 a.m.,

\$5 for adults and \$3 for children



Dec. 16: Bingo, 7 p.m.,

\$5 for three cards and extra cards for \$2 each.
RSVP Agnes at 561-9661 by Dec. 14



Jan. 8: Book Club, 1 p.m.



Jan. 9: Mind Boggling Brain Games,
1 to 3 p.m.



Dec. 18: Book Club, 1 p.m.,
"Lessons in Chemistry," everyone welcome



Jan. 13: Chinese Dinner,
6:15 p.m.



Dec. 31: New Year's Eve,
7 to 10 p.m.



Jan. 20: Bingo, 7 p.m.,

\$5 for three cards and extra cards for \$2 each.
RSVP Agnes at 561-9661 by Jan. 18



Silver Lakes 2024 Proposed Operating Budget

Homes-315

Villas-14

		2023 Approved Budget	Proposed 2024 Budget
INCOME:			
300010	Regular Assessments	250,467.29	269,091.59
300015	Reserve Assessments	76,500.00	78,000.00
	Reserve Contribution unrestricted cash	(10,000.00)	(20,000.00)
300020	Villas Assessments Add On	20,900.00	19,200.00
300410	Late Fees	0.00	0.00
300415	Owner Interest	0.00	0.00
300510	Fines	0.00	0.00
300610	NSF Check Fees	0.00	0.00
300710	Interest Income	0.00	0.00
300920	Admin Fees	0.00	0.00
301010	Misc Income	0.00	0.00
301060	Clubhouse Rental	0.00	0.00
	Total Income	337,867.29	346,291.59
EXPENSES:			
Administrative:			
411810	HOA Website	850.00	850.00
412110	Management Contract	42,703.80	44,405.59
412310	Accounting Fees	4,400.00	4,620.00
412910	Office Administrative	6,000.00	8,000.00
412912	Postage	1,300.00	1,300.00
413110	Legal-Professional	5,000.00	4,000.00
413610	Lic/Permits/Fees	361.60	360.00
413910	Social Events	350.00	350.00
414010	Comm. Committee	400.00	400.00
414310	Bad Debt	2,000.00	2,000.00
441510	Flood Insurance	4,496.16	2,273.00
441515	Property Insurance	13,528.75	23,646.00
441610	Liability/Crime Insur	4,242.13	3,321.00
441615	Officers Insurance	2,123.91	4,052.00
441620	Umbrella Insurance	6,094.59	8,374.00
441625	Workers Comp	767.35	565.00
	Total Administrative Expense	94,618.29	108,516.59
Repairs and Maintenance			
471310	Clubhouse Maint	7,000.00	7,000.00
483810	Exercise Room Equip	2,000.00	3,000.00
491210	Gate/Access Control	6,000.00	2,000.00
491610	Security Control	11,515.00	11,515.00
501110	Janitorial Contract	3,540.00	3,540.00
501210	Janitorial Supplies	1,000.00	1,000.00
511110	Landscape Contract	32,544.00	32,900.00
511210	Landscape Improvements	4,000.00	4,000.00

Silver Lakes 2024 Proposed Operating Budget

Homes-315

Villas-14

	2023 Approved Budget	Proposed 2024 Budget
511410 Tree Trimming	7,000.00	10,350.00
511510 Mulch	6,000.00	6,000.00
511910 Irrigation Repairs	2,500.00	2,500.00
511920 Maint Waterfall	2,000.00	2,000.00
511930 Lake Fountain Maint	2,500.00	2,000.00
511940 Wall Trimming	9,600.00	8,550.00
513110 Pest Control	1,050.00	1,050.00
531110 Pool Maint/Repair	8,800.00	9,000.00
Total Repair Expense	107,049.00	106,405.00
Villas Ground Expenses		
485130 Villas Lawn Contract	18,000.00	12,380.00
485140 Villas Mulch	1,900.00	3,420.00
485150 Villas Irrigation	500.00	500.00
485160 Villas Tree Trimming	500.00	2,900.00
Total Villas Ground Expense	20,900.00	19,200.00
Utility		
461110 Electric-Streetlights	13,000.00	14,220.00
461120 Electric-Fountains	5,500.00	6,600.00
461130 Electric-Club	11,000.00	11,950.00
461140 Electric-Entry Gate	10,000.00	9,900.00
461210 Telephone	2,200.00	3,000.00
461310 Water/Sewer HOA	5,000.00	6,000.00
461320 Water/Sewer Clubhouse	2,100.00	2,500.00
Total Utility Expense	48,800.00	54,170.00
TOTAL OPERATING EXPENSES	271,367.29	288,291.59
FUND TO RESERVE ACCOUNTS		
800000 HOA Reserves	66,500.00	58,000.00
Total Funding Reserve Accounts	66,500.00	58,000.00
TOTAL EXPENSES	337,867.29	346,291.59
Variance	0.00	0.00