

**SILVERLAKES-GATEWAY HOA**

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

**Board of Directors Minutes  
January 24, 2024 – 6:00 pm  
Silverlakes Community Clubhouse**

**1. Establish Quorum/Call to Order:** The meeting was called to order at 6:00 pm with President, Joe Conners; Vice President, Ray Beard; 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. November 22, 2023, Board of Director's Meeting Minutes**

**Motion:** A motion was made by Ray Beard to approve the **November 22, 2023**, Board of Director's Meeting minutes. Seconded by Catherine LeGendre. **All in favor - Motion Passed.**

**5. President's Report:** Joe Conners reported that the clubhouse entrance stairs and ramp will be painted on Tuesday, January 30, 2024. The clubhouse will need to be closed through Wednesday, January 31, 2024. The AC condenser and coil were replaced and covered under warranty. Duck Duck Leak Detection revisited the community to verify the pool is no longer leaking and determined that the issue has been resolved. New fiber optic cables were run from the clubhouse and spliced to go into each of the NVRs. A diagram was also prepared for the path of the wiring for future reference. Two (2) additional strands of wires were added. The lake bank remediation may have been the catalyst of the damage. This work was performed by Justin Clerico, a long time Silverlakes resident. He saved the HOA approximately \$6,000. Two (2) fountains are having an issue, but not enough information has been received from the vendor to report at this time.

**6. Treasurer's Report:** No Report. Financials for December were not received in enough time to prepare the presentation. Year-end financial reports will be presented at next month's meeting.

**7. Old Business**

**a. Committee Reports**

**i. Architectural Control** – There were three (3) ACC requests in November. All were approved.

One (1) Solar Panel Installation

One (1) Roof Replacement

One (1) Front Door Installation

**ii. Communications** – No report given.

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

**January 26** - Nature that Lives Among Us Presentation.

**February 3** – Breakfast

**February 10** – Garage Sale

**February 12** - Book Club

**February 13** – Mind Boggling Game

**February 17** - Bingo

**February 24** – Brazilian Carnival

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

**iv. Finance** – No report given.

**v. Fine Appeal** – No requests were received.

**vi. Exercise** – No report given.

**vii. Vendor Oversight Committee** – Joe Dowling thanked Justin Clerico and Lenny Hess for their efforts on the fiber optic replacement and repairs. Joe also complimented Cheryl and Mike Moore for their efforts on the Landscape Committee. All of the HOA's palm trees were trimmed, and new mulch was spread throughout the community. The VOC will assist with the upcoming Reserve Study.

**d. Legal Issues** –

**i. Deactivation of Proxy Cards-**

**Motion:** A motion was made by Catherine LeGendre to deactivate the proxy card for the clubhouse pool and fitness center for account 18326. Seconded by Sam Manoj. **All in favor – Motion Passed.**

**ii. Rental tracking** – The report generated by Compass Rose indicates twenty-four (24) rentals.

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

**8. New Business** –

**a. Vote to Authorize Automatic ACH Updates**

**Motion:** A motion was made by Catherine LeGendre to approve auto updating owner's ACH assessment amounts with First Citizen's. Seconded by Claude Marku. **All in favor – Motion Passed.**

**b. Discussion on Parking Rules** – Ray Beard discussed vehicles that are using the clubhouse lot as overflow parking rather than what it is intended to be used for, which is parking while using the common amenities.

**c. Discussion on Clubhouse Reservation Protocol** – Ray Beard would like to begin enforcing a 15-day minimum notice for renting the clubhouse so that the deposit checks are able to clear the bank prior to the clubhouse room rental.

## **9. Homeowner's Forum:**

- Homeowner asked if those on ACH were notified that the dollar amount would be auto updated. Yes, CRM sent a notice and offered residents who were not in favor the ability to opt-out of the auto update. CRM held off on the auto updates until residents had enough time to opt out of the service.
- Homeowner thanked the Board and the VOC for moving the fountain that was blowing pond water into his pool. He also complimented the proactivity of the Board and VOC in expeditiously repairing the gate following the latest breakdown. He also reported two FPL lights that are on during the day.
- Homeowner invited residents to the bocce courts located by the soccer fields.
- Homeowner asked if the HOA could extend the clubhouse parking lot to add some parking spaces as the lot quickly reaches capacity during events and this is exacerbated by residents using the parking lot as their personal overflow parking lot. The Board is discussing using the sandwich boards to post notice that states, "Event Parking Only" during Social Committee events and Clubhouse Reservation Events.

## **10. Next BOD Meeting – February 28, 2024**

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:40 pm.

