

SILVERLAKES-GATEWAY HOA

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

2023 Annual Meeting of the Membership

Held at 6:00 p.m. on March 15, 2023, at the Silverlakes Clubhouse
13035 Lakehurst Court

APPROVED MINUTES

- 1) **Establish a Quorum/Call to Order:** The meeting was called to order at 6:03 pm with President, Lauren Siegel; Vice President, Joe Conners; Treasurer, Catherine LeGendre; Secretary, James Wisniewski and Director, Claude Marku in attendance. Scarlet Milano, CAM, was also present representing Compass Rose Management. A quorum was established with 125 members present either in person or by proxy. The Association's Bylaws require thirty percent (30%) to call the meeting to order, which is ninety-nine (99), therefore the quorum requirement was met.
- 2) **Proof of Notice:** Notice of the meeting was mailed to all owners sixty (60) days and thirty (30) days prior to the meeting. The notice was also posted fourteen (14) days in advance as required by Florida Statute.
- 3) **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- 4) **Approval of Annual Meeting Minutes:** The 2022 Annual Membership Meeting Minutes were mailed to all owners with the meeting's notice. There were no requests for the minutes to be read aloud.

Motion: A motion was made by Ray Beard to accept the minutes as provided. Seconded by Jane Grethey. **All in favor-Motion Passed.**

- 5) **President's Report:** The President's Report was mailed to all owners with the meeting's notice. There were no requests for the report to be read aloud.
- 6) **Treasurer's Report:** The Treasurer's Report was mailed to all owners with the meeting's notice. There were no requests for the report to be read aloud.
- 7) **New Business:**
 - a) **Announcement of the Board of Directors:** There were two (2) vacancies on the Board of Directors. The Association received three (3) Notices of Intent from Dr. Steven Cohen, Catherine LeGendre, and Manoj Sam. Catherine LeGendre and Manoj Sam will be seated to the 2023 Board of Directors.
 - b) **Results of the Proxy Question:** *May the Association use reserve funds during the year to balance cash flow requirements in case of an emergency (such as a hurricane)?* There were 110 affirmative votes, three (3) negative vote, and twelve (12) that did not wish to vote.

8) Comments from the Membership:

- 1) Lauren Siegel thanked Jim Wisniewski for his work on behalf of the association as he is not running for the 2023 term. He thanked the volunteers on the association's various committees and past board members as well.
- 2) Lauren Siegel asked CRM to find a vendor to replace the cracked mirror in the fitness center. He reported that a new commercial grade elliptical was also purchased following a special board meeting. The elliptical will be delivered and installed shortly.
- 3) Homeowner asked that Ramiro Rodgers Landscaping trim the vegetation along the inside of the wall the next time they trim. It was not done at the end of 2022.
- 4) A homeowner asked when the south lake will be remediated. The south lake, lake 89, has been postponed because there were other lakes in Gateway that have deteriorated at a quicker rate than lake 89. There are several in the golf course community, Gateway Greens, for example, that have banks which are collapsing. Those lakes will take priority over lake 89. Lake 89 is scheduled to be remediated in 2028. Residents are encouraged to contact Gateway Services or SFWMD if they would like to request consideration that lake 89 be moved up the ranking system.
- 5) Claus Von Zittwitz asked that the Board consider installing a wind meter to the fountain in the north lake as he cannot enjoy his lanai during days where the wind is higher than normal. Not only does the water spray him and guests as they sit on the lanai, but the water also leaves a film on his furniture and screens and the pond water spraying into his pool turns his pool water green.
- 6) Jane Grethey commented that a wind meter on the electric box of the fountain would not be effective because the box is shrouded from view by hedges and the hedges would eliminate any accurate wind reading. Additionally, since the fountain has been in the lake since the community's inception and has not been an issue for any homeowner until last month, the expense is not justified. The VOC will research additional options.
- 7) Shirley Willmering suggested that someone from the Board should visit Claus Von Zittwitz's lanai on a windy day to experience his frustrations concerning the wind and the fountain water mist.
- 8) Greg Walker asked the Board why SFWMD or Gateway Services do not lower the water levels in the lakes during summer's rainy season to prepare for possible tropical storms and the flooding they cause. The lakes are on a tiered system which were designed to funnel water through various lakes in the area and end at the Six Mile Slough Preserve. If the lake water levels were lowered haphazardly, the properties closer to the slough would flood. Markus Albrecht added that the association did experience flooding during Hurricane Irma because the water levels were not lowered. In contrast, the water levels were lowered in preparation of Hurricane Ian and there was no flooding. Homeowners would need to reach out to SFWMD directly to request that the water levels be lowered.
- 9) Pat Macchia reported on the upcoming Social Committee activities. March 18 – Bingo; March 25 – Casino Night; March 26 – Ice Cream Social.
- 10) Dave Brown expressed frustration with the leaking Waste Pro truck that had been servicing the community and leaking hydraulic fluid, garbage juice, and paint on the roadways. Waste Pro has recently changed their policy to require that homeowners must call individually to report spills in front of their address only. The management company cannot call on the association's behalf to report multiple spills throughout the community. Dave asked that the Board send an email blast out to the residents telling them to contact Waste Pro directly. The Board will send the email notice out to the residents.
- 11) Maureen Stratton commented that there are two (2) refrigerators are on Lakeland Circle. Homeowner stated that he has already called Waste Pro on the refrigerators.
- 12) PJ Stratton thanked Jim Wisniewski for his tenacity and his thorough work ethic. He added that the members are losing a valuable member of the Board.

13) Sue Beard commented that the members are gaining a valuable member of the Board as well.

14) Adjournment:

Motion: A motion was made by Ray Beard to adjourn the Annual Meeting at 6:55 pm. Seconded by Margaret Evans. **All in favor-Motion Passed.**

The Annual Meeting adjourned at 6:55 pm.