

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
February 28, 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. January 24, 2024, Board of Director's Meeting Minutes

Motion: A motion was made by Ray Beard to approve the **January 24, 2024**, Board of Director's Meeting minutes. Seconded by Catherine LeGendre. **All in favor - Motion Passed.**

5. President's Report: Joe Conners reported that the pool had to be closed for one (1) day due to a possible fecal incident. The matter in the pool was landscape debris. Air conditioning filters have been added to the ceilings in the fitness center and the clubhouse main roof for clean air circulation. Commercial Fitness will be contacted to inspect the elliptical which is reportedly loud when in use. Reserve Advisors recently completed the 2024 Reserve Study. They determined that the paving should be postponed until 2027.

6. Treasurer's Report: Catherine LeGendre reported.

Reporting as of December 31, 2023:

Aged Owner Balances Total: 3,700.

Cash – Operating: 240,790

Cash – Reserves: 762,763 which exceeds Reserve Advisor recommendations.

Total Cash - 1,003,553

In December there were seventeen (17) delinquent owners with an outstanding balance of \$3,700. Five (5) of the accounts are past due assessments totaling \$1,550, five (5) are small amounts totaling \$63, and seven (7) are fines totaling \$2,098. One (1) homeowner is responsible for \$1,000 of the total fines. 2023 Reserve expenditures totaled \$59,768. Approximately \$15,000 was for the acoustics project in the clubhouse. \$28,422 was spent on the entry gates. \$4,929 was spent on a new elliptical and \$11,367 was spent on the clubhouse painting. The Association received an additional \$15,000 in insurance proceeds from Hurricane Ian for the replacement of the gate directory, the RFID reader and the new gate entry stickers required after the RFID reader was replaced.

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

7. Old Business

a. Committee Reports

i. Architectural Control – There were sixteen (16) ACC requests approved at the February Meeting.

Three (3) Window Replacements

One (1) Hurricane Shutter Installation

Three (3) Paint Requests

One (1) Fence Installation

Three (3) Roof Replacements

One (1) Driveway Replacement

Two (2) Rock Installations in Flower Beds

One (1) Roof Repair

One (1) Lanai Transition to Florida Room

One (1) pending for solar roof installation- submitted after the meeting and pending Board discussion as the roof may be flat.

One (1) pending for a roof replacement- pending Board discussion as the roof is metal coated with a cement product.

ii. Communications – No report given.

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

March 2 - Breakfast

March 11- Book Club

March 12 – Mind Boggling Game

March 16 – Bingo

March 23 – Casino Night

March 24 – Ice Cream Social

March 30 – Easter Egg Hunt

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

iv. Finance – No report given at this time.

v. Fine Appeal – No requests were received.

vi. Exercise – No report given.

vii. Vendor Oversight Committee – Joe Dowling reported that a new cable will be purchased for fountain 3. The original cable had to be cut which resulted in the fountain being relocated several feet. The fountain will be reinstalled in its original location after the new cable arrives. New landscaping has been added to the common areas.

d. Legal Issues –

i. Deactivation of Proxy Cards- There are no new cards to deactivate.

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. Revision to Exhibit F, Section 24 – Parking – The revisions were initially considered to address two (2) deficiencies in the current restrictions. The first being the increased number of residents who are using the clubhouse lot as personal overflow parking for their vehicles. This is creating an issue when events are held at the clubhouse as the parking spaces meant for those who are using the amenities or attending the events are already in use by residents who are parked at the clubhouse rather than their driveways or garages. The second proposed amendment addresses violations given to owners who park their commercial vehicles in the community between 2:00 a.m. and 5:00 a.m. The current policy regarding commercial vehicles requires any lettering, logos, or numbers on the vehicle to be covered with plain magnets between 2:00 a.m. and 5:00 a.m. This amendment's purpose is to support the residents' ability to financially support their families while addressing the seemingly arbitrary nature of only restricting logos, lettering, and numbers for three (3) hours in the very early morning hours.

The proposed revisions would limit clubhouse parking to residents who are using the facilities or residents who have obtained a valid temporary parking permit only. The revisions would also no longer require commercial vehicles to cover logos, lettering, or numbers provided that the logos are not offensive, violent, derogatory, or disrespectful in nature.

The Board received additional suggestions from a homeowner that they deemed reasonable and insightful and further consideration will be given prior to the Board's official vote on the Parking Amendments. The homeowner raised the issue of the safety concerns and possible liability issues for homeowners who live at the far north or south end of the community who would be required to park their permitted vehicle in the clubhouse lot and walk back to their home. Walking that distance after dusk in the community with no sidewalks could be cause for concern and could leave the association at risk. The homeowner suggested instead allowing residents with valid temporary permits be allowed to park in the roadway in front of their house. The current policy that vehicles are allowed to park in the roadway at any time except between the three (3) hours from 2:00 a.m. and 5:00 a.m. was introduced to support the fact that overnight street parking would likely not cause any noticeable difference in the operation of the HOA. The homeowner also suggested allowing vehicles to park in the roadways unrestricted during the holidays. CRM has reported that each year the quantity of permits requested during the holidays quickly surpasses the thirteen (13) available spots at the clubhouse and after the thirteen (13) permits are issued, CRM must turn the residents towards alternate solutions that may not be attainable for them.

b. Discussion on Resale Contribution fee and Increased HOA Fine Amount – Catherine LeGendre reports on the proposed resale contribution fee of \$500 that new buyers would be required to pay to the association during their real estate closing. The funds collected would go into the HOA reserves. Several of the surrounding HOAs charge a resale contribution fee and the purpose is to equalize the reserve contributions of long-term residents and new residents. Collecting these fees can assist in keeping future HOA assessments lower because less money would have to come directly from the residents for the annual reserve budget.

The Board is also requesting residents vote to increase the maximum permitted fine from \$1,000 to \$1,500. At this point, the association cannot place a lien on accounts that owe less than \$1,000 in fines. The only way to currently collect the fine is to wait until the owner

sells their home and the amount owed to the HOA is listed on the estoppel. This practice provides no incentive for the offending homeowner to pay the fine or stop the action that is in violation with the HOA's governing documents.

c. Discussion on Approved Roof Tile Material – The ACC recently received an application for a metal roof with coated barrel style tiles. Ray Beard commented that the metal roof is more expensive than the clay barrel tile roofs and is better rated during hurricanes.

Motion: A motion was made by Ray Beard to approve metal roofs that are of a barrel shape and that are coated to imitate clay tile. Seconded by Claude Marku. **All in favor – Motion Passed.**

f. Homeowner Forum –

- Homeowner believes that allowing commercial vehicles to remain uncovered at night will lower the property values. Homeowner also believes street parking overnight is not going to be well received.
- Homeowner thinks that the commercial vehicles and street parking overnight should be two separate rules, not lumped together
- Homeowner asked if a permit would be required during the holiday, Answer: no.
- Homeowner fears that while there are not many commercial vehicles parked overnight in the HOA now, it could escalate into something more.
- Homeowner asked about the Sheriff's vehicle. HOAs cannot restrict law enforcement vehicles.
- Homeowner commented that most company vehicles are well maintained and that the current restricted hours are only from 2-5 a.m. while most residents are asleep. He does not believe removing commercial vehicle restrictions will have much of an impact on the residents of Silverlakes.
- Homeowner ask that a poll of the residents be taken regarding the matters pertaining to parking.
 - Homeowner asked what lead the board to the resale contribution fee of \$500. To continue to be attractive to buyers while still funding the reserves. Most HOAs are at \$1,000 - \$1,500.
 - Homeowner stated that we have over \$1,000,000.00 in the reserves and would like to know why this fee is necessary when the current reserve balance is well funded. HOA will need this money as the years go by and projects are scheduled. Reserve funding for 2025 will be around \$85,000. The next five (5) years of required reserve funding will continue to increase for the HOA.
 - Homeowner asks who is responsible for educating the buyer on the resale fee. Answer: The Realtor.
 - Homeowner asked for the status of the electronic messaging board. VOC is currently working on this project. Homeowners complained that there are already too many sandwich boards, posters, lists and fliers at the entrance and that the community looks like a flea market. The electronic message board is meant to replace the other mentioned information items. One message board will be at the exit gate pillar, the other board will be on the entry pillar.
 - Homeowner thinks the electronic message board will be too hard to read as it scrolls through different messages.

- There have been several alligator sightings. Homeowner requests that the Board publish a warning in the newsletter so residents are aware that the ponds can be quite dangerous.
- Homeowner reports kids are playing on the treadmill. This will also be addressed in the next newsletter.

10. Next Meeting – March 27, 2024 – Annual Membership Meeting and Election

Adjournment: With no further business to discuss, the meeting was adjourned at 7:12 p.m.

Motion: A motion was made by Ray Beard to adjourn the meeting at 7:12 p.m. Seconded by Claude Marku. **All in favor – Motion Passed.**

