



Issue – Apr 2024

SILVERLAKES

at Gateway

silverlakes-gateway-hoa.com

13035 Lakehurst Ct,
Fort Myers, FL 33913

 Message From the HOA Board 

Board of Directors

Joe Conners - President

Ray Beard – Vice President

Manoj Sam – Secretary

Catherine LeGendre – Treasurer

Nick York - 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)

Welcome to the Second Quarter Newsletter!

As we step into the vibrant season of spring, it's time to reflect on our community's journey and look ahead to the exciting developments in store for us. In this edition, we're thrilled to share the progress we've made in enhancing Silverlakes' facilities and amenities, thanks to the dedication of our residents and volunteers. Join us as we celebrate our achievements and explore the possibilities that lie ahead!

Annual Report to the Community

The past fiscal year at Silverlakes was marked by projects aimed at enhancing our community's appearance and functionality. Despite challenges, we accomplished significant improvements, notably restoring our damaged gates and modernizing our clubhouse.

Key Achievements:

- **Gate Restoration:** Damaged by Hurricane Ian, our gates were a source of frustration. Through community volunteers' efforts, they've been operational for several months now.
- **Clubhouse Acoustic Project:** We improved sound quality by applying sound-deadening material to the ceiling and upper wall. Combined with new paint, the room looks modern and spacious.

- **Other Improvements:**

- ✓ Repairs to the roof and rain gutter, also damaged by lan.
- ✓ Hiring a new air conditioning vendor, Comfort Caddies.
- ✓ Engaging a new landscaper, Leaping Lawns, at a considerable cost saving.
- ✓ Installing new wall-mounted fans in the gym and a timer to reduce electricity costs.
- ✓ Purchasing a new elliptical machine for the gym.
- ✓ Turning off waterfalls at night to save electricity.
- ✓ Completing pond remediation and repairing leaks in the community pool.

We welcome community suggestions and remain dedicated to transparency. Thanks to our volunteers for their invaluable contributions to making Silverlakes a wonderful place to live.

Summary of 2023 Financial Results

The Board continues to manage the HOA operating budget in a fiscally sound manner. 2023 concluded with a significant decrease in owner arrears balances and there are currently no owner accounts under attorney action.

During 2023, there were several operating expense categories which were materially overspent when compared to budget. These include property and officers' insurance, utility costs for both electric and water / sewer charges, as well as exercise room expenses and pool maintenance and repairs.

Contributions to reserve funding align with anticipated projects. Total 2023 reserve expenditures of \$59,768 were as follows; Acoustics \$15,050, Entry Gates \$28,422, Exercise Equipment \$4,929 and Painting \$11,367.

✿ Our thanks go out to Claude Marku for his 11 years of service on the Silverlakes HOA Board of Directors.

✿ As a result of ballots opened at the March 27 annual meeting, Nick York will replace Claude on the board. He also will take over as legal liaison, a post held for years by Claude.

In memoriam

Our thoughts and prayers are with the family of 100-year-old **Agnes Lund**, who passed away Saturday, March 23. Agnes was one of the original owners in Silverlakes, having moved to her home on Lakeland Circle in 1997. Agnes served as the call center for RSVPs to social events in the neighborhood and attended most of them. She was a regular at morning coffee and will be sorely missed by everyone who knew her. She is survived by 23 nieces and nephews, most of whom attended her 100th birthday celebration in October in the Silverlakes Clubhouse.



In Silverlakes, the flowers bloom,
The air is sweet; it's summer soon.
Enjoy the weather, soak up the rays
Cuz around the corner are sweltering days.
Sue Beard

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.

Join Us and Make a Difference!

We invite all community members interested in volunteering for our finance committee and other committees to consider getting involved. Your active participation is essential in shaping the future of our community.

Mark Your Calendar for Our Upcoming Meeting

Please mark the date, April 17, 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.



Did you submit your proxy vote on the amendments?

If you are one of the Silverlakes homeowners who failed to return your proxy vote by the deadline last month, the HOA board needs your help.

Two proposed amendments to the covenants— one that would require buyers to pay a \$500 fee when purchasing a home in Silverlakes and the other that would allow the board to increase maximum fines from \$1,000 to \$1,500.

Neither passed because they did not receive at least 247 affirmative votes; that's 75 percent of Silverlakes' owners. Fewer than 130 ballots were returned.

The board has extended the deadline to vote and hopes residents who still have their ballots will complete them and deposit them in the mailbox outside the main doors to the clubhouse in time to be opened at the May 22 board meeting. Extra copies of the ballot may be obtained from Joe Conners, Board President, or Catherine LeGendre, Treasurer. Their contact information is listed on the monthly newsletters. In addition, some residents have volunteered to go door-to-door soliciting votes.

More about the proposed amendments:

The \$500 fee, which would be included in purchasers' closing cost, would be deposited to Silverlakes' Reserve Fund for capital improvement funding, according to LeGendre. She noted several neighboring HOAs have imposed such fees.

"They are beneficial to long-term residents who have been contributing towards the reserves for years," she noted. "The new buyer will now pay toward capital improvements that they immediately reap the benefits of. Without the resale fee, the new buyer will enjoy the benefits of prior reserve expenditures like painting, acoustics and landscaping without ever contributing."

Celebrate Your Special Occasion at Silverlakes' Clubhouse!

Looking for a place for a birthday bash? Planning a family reunion? Is your daughter about to celebrate her quinceanera? Silverlakes' clubhouse may be the perfect place for your special event. If you are a homeowner in Silverlakes, you can rent the clubhouse for just \$25, plus a refundable deposit of \$235 deposited no later than 15 days before the event. As long as you leave the clubhouse in the same condition you found it, you'll get the \$235 back in full after an inspection. Check with Compass Rose Management to see if the date you're interested in is available. CRM maintains the calendar for upcoming clubhouse events

Important Safety Reminder for Silverlakes Residents

Silverlakes is a beautiful place to live, but it also has hidden dangers, and we ask parents to keep a responsible eye on their children when they're playing outdoors.

Alligators pose the most potential for harm, and our lakes — like all the lakes in Florida — are home to several of them. Many of us have seen young children playing at the water's edge, some even wading in or throwing stones at fish and other creatures who live in the water. Please talk to your children about the dangers that behavior poses.

We've also seen children climbing trees in the common areas, resulting in some damage to the trees and potential injuries to the youngsters.

One final reminder: The only public fishing area is along the bank as you enter Silverlakes. Fishing in the backyards of neighboring properties is considered trespassing.

Parents: Children are precious. Please have a talk with them if you haven't already.

A banner with a pink background and orange and black geometric shapes behind it. The text "UPCOMING EVENTS" is written in white, bold, uppercase letters.

UPCOMING EVENTS

April 6: Breakfast, 8:30 to 10 a.m., \$5 per person and \$3 per child

April 16: Mind Boggling Brain Games, 1 p.m.

April 20: Bingo, 7 p.m., \$5 for three cards; extra cards for \$2 each

May 4: Just Tacos, 6 p.m.

May 13: Book Club, 1 p.m.

May 18: Bingo, 7 p.m., \$5 for three cards; extra cards for \$2 each

June 15: Bingo, 7 p.m., \$5 for three cards; extra cards for \$2 each

July 4: July 4th Cookout, 2 p.m.

July 20: Bingo, 7 p.m., \$5 for three cards; extra cards for \$2 each

Aug. 3: Pot Luck, 6 p.m.

Aug. 17: Bingo, 7 p.m., \$5 for three cards; extra cards for \$2 each