

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
Wednesday, April 17, 2024 – 6:30 pm
Silverlakes Community Clubhouse**

1. Establish Quorum/Call to Order: The meeting was called to order at 6:30 pm with President, Joe Conners; Vice President, Ray Beard; Treasurer, Catherine LeGendre; Secretary, Manoj Sam; and Director, Nick York in attendance. Scarlet Milano, CAM, was also present representing Compass Rose Management.

2. Proof of Notice: Agenda 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. February 28, 2024, Board of Director’s Meeting Minutes

Motion: A motion was made by Joe Conners to approve the **February 28, 2024**, Board of Director’s Meeting minutes. Seconded by Ray Beard. **All in favor - Motion Passed.**

a. March 27, 2024, Board of Director’s Organizational Meeting Minutes

Motion: A motion was made by Joe Conners to approve the **March 27, 2024**, Board of Director’s Meeting minutes. Seconded by Ray Beard. **All in favor - Motion Passed.**

5. Treasurer’s Report: Catherine LeGendre reported.

Reporting as of March 31, 2023:

Aged Owner Balances Total: 3,400.

Cash – Operating: 175,493.

Cash – Reserves: 793,001.

Total Cash – 968,494.

At the end of March, there were twenty-one (21) delinquent accounts. Five (5) of those accounts were for past due assessments totaling \$959.65 and eight (8) were accounts with fines totaling \$2,198. The remaining balance is attributed to late fees and interest. The HOA is over budget year to date in Repairs and Maintenance and Villa Mulch.

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

6. Old Business

a. Committee Reports

i. Architectural Control – There were six (6) ACC requests approved at the February Meeting.

- One (1) Pool Deck and Lanai Resurfacing
- Two (2) Exterior Paint
- One (1) Addition of Screened in Lanai
- One (1) Paver Installation
- One (1) Fence and Gas Tank Installation

ii. Communications – No report given.

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

- April 20** - Bingo
- May 4** – Taco Night
- May 13** – Book Club
- May 18** – Bingo
- June 1** – BBQ Dinner
- June 15** – Bingo
- July 4** – BBQ

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 the nozzle for fountain four (4) will be deep cleaned. The ants were treated at the fountain timer location. New palm trees, plants, and flowers were added to the common areas. The VOC is working with Leapin' Lawns on a proposal to rejuvenate the entrance island. The HOA will use reserve funds for this rejuvenation project. The leak at the pool has been repaired.

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.

7. President's Report: Joe Connors reported that there have been several issues with the clubhouse air conditioning coils freezing. Comfort Caddies will be working with Lennox Air Conditioning to replace two (2) faulty air conditioning units for approximately \$3,349 which represents labor. The actual units will be replaced at no cost to the HOA. Recently, there was a domestic incident with two (2) guests of a former tenant. One of the guests, attempting to avoid the police, entered Gateway Elementary School's property causing a school lockdown. The Sheriff was contacted by the Board regarding the issue. Lieutenant Vaughn with the LCSO advised concerned residents to reach out to the Sheriff's office, not the HOA, for matters that concern the law and

public safety. The tenant the two (2) guests were visiting no longer resides in the HOA and their amenities cards and RFID stickers were deactivated immediately. The HOA performs background checks on all new owners and tenants. There is no requirement for residents to register their guests with the HOA. The exit gate was recently hit by a vendor hauling a trailer behind his pick-up truck. The accident caused damage to the metal swing gate and operator. A homeowner witnessed the event and followed the vehicle as they did not stop after hitting the gate. The Sherriff's office was called, and a police report was filed. The vendor advised he would file an insurance claim with his auto insurance provider.

Motion: A motion was made by Catherine LeGendre to use reserve funds to pay for the two (2) AC units at a cost of \$3,349. Seconded by Sam Manoj. **All in favor -Motion Passed.**

8. New Business –

a. Revision to Exhibit F, Section 24 – Parking – Ray Beard explained that the revision to Section 24 of the Rules and Regulations originated because the clubhouse parking lot continues to be used by residents as overflow parking for their personal vehicles. This is causing a parking space availability problem for residents that need to park at the clubhouse because they are either using the amenities or they have reserved the clubhouse for an event. There were some proposed revisions to the original rule, but those changes caused so much confusion and misinterpretation that Ray suggests reverting to the original amendment. Parking permits will be issued from 11 pm – 7 am for those who need to park overnight. All other vehicles parked in the lot must be using the clubhouse amenities while parked in the clubhouse lot. Additionally, commercial vehicles will no longer require that the logos, lettering, or numbers be covered. Large trucks and equipment will still be prohibited to park overnight. This will go into effect on June 1, 2024. Signs will be purchased and installed at the clubhouse lot regarding the new parking regulations.

Motion: A motion was made by Ray Beard to approve the proposed revisions to Rule 24 - Parking. Seconded by Sam Manoj. **All in favor – Motion Passed.**

f. Homeowner Forum –

- Homeowner would like to know why the ingress gate is open. The swing gates are open to avoid further damage and to dissuade someone from trying to use the exit gate to enter the community.
- Homeowner asked if permitted cars be allowed to park on the streets overnight. No, that has been removed due to homeowner feedback and the confusion that provision caused.
- Homeowner asked who will patrol for vehicles parked in violation of the rules during the day. The HOA can use the surveillance cameras and run tags if needed.
- Homeowner asked if a letter will be sent to neighborhood informing them of the rule change. Yes.

- Homeowner would like to know if more spaces could be added to the clubhouse parking lot as some of the spots are unnecessarily wide. This was discussed with Reserve Advisors. The cost would be substantial as the spaces are pie shaped and the lot would likely need to change drastically. The trees would need to be removed and the sprinklers would need to be rerouted.
- Homeowner suggested residents in attendance submit a proxy to vote for the proposed amendments to the Declaration of Covenants.

10. Next Meeting – May 22, 2024, at 6:30

Adjournment: With no further business to discuss, the meeting was adjourned at 7:20 p.m.

Motion: A motion was made by Ray Beard to adjourn the meeting at 7:20 p.m. Seconded by Sam Manoj. **All in favor – Motion Passed.**