

SILVERLAKES-GATEWAY HOA

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

2024 Annual Meeting of the Membership

Held at 6:00 p.m. on March 27, 2024, at the Silverlakes Clubhouse
13035 Lakehurst Court

APPROVED MINUTES

- 1) **Establish a Quorum/Call to Order:** The meeting was called to order at 6:01 pm with President, Joe Conners; Vice President, Ray Beard; Treasurer, Catherine LeGendre; Secretary, Manoj Sam and Director, Claude Marku in attendance. Scarlet Milano, CAM, and Lupe Perez were also present representing Compass Rose Management. A quorum was established with 140 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, and a prayer was offered for the passing of Agnes Lund.
- 4) **Approval of Annual Meeting Minutes:** The 2023 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 Mark Itzko to accept the minutes as provided. Seconded by Sue Beard. **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 was one (1) vacancy on the Board of Directors. The Association received two (2) Notices of Intent from Claude Marku and Nick York. Nick York will be seated to the 2024 Board of Directors.

b) Results of the Proxy Question:

1. *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 136 affirmative votes and four (4) negative votes.

8) Comments from the Membership:

- 1) Roman Sarachman reported that Island Roofing has gone out of business. He wished to inform other residents who may have used them that their warranty is now void. He would also like the new Board to revisit allowing decorative corbels similar to the ones he has on his home.
- 2) Rich Macchia reported that the UPS and FedEx drivers are speeding in the community.
- 3) Markus Albrecht asked how many affirmative votes were needed to pass the amendments to the Declaration. 247 affirmative votes are required. He believes that the affirmative requirement of 247 votes should have been stated in the meeting notice.
- 4) Stephen Strong asked if the HOA could amend the governing documents to lower the 247 affirmative vote requirement. Answer: You would need 247 affirmative votes in order to amend the documents and lower the quorum requirement.
- 5) Catherine LeGendre explained that the funds collected from the \$500 resale contribution fee are to be deposited into the reserve accounts. This will increase the balance to the reserves without relying solely on homeowner contributions which will help minimize HOA assessment increases in the future. The suggested contribution to the 2025 reserves is projected to be \$21,000 more than it was for 2024. Catherine also explained that increasing the maximum fine amount would be a greater deterrent to homeowners who violate the provisions of the governing documents.
- 6) Ana Farrell asked if the HOA will reconvene meeting to attempt to gain the 247 affirmative votes. Answer: The meeting will be reconvened to June 24th at 6:30 p.m.
- 7) Sue Beard asked if a new proxy would be required for the reconvened meeting. Answer: The proxies are valid for ninety (90) days from the date of today's meeting therefore a new proxy will not be required.
- 8) Brian Collins stated that the amendment did not state that the resale contribution funds must be deposited into the reserves. The owner is concerned that without an explicit statement that the funds collected must be deposited into the reserves, future Boards may use the money on frivolous purchases.
- 9) Gerri Chillemi stated that the purchaser typically pays the resale contribution fee but the seller could pay it if that is what is negotiated during the real estate transaction.
- 10) A homeowner requested all future meetings be held both in person and via Zoom.
- 11) Mark Itzko asked where the membership meeting packets are mailed. Answer: The packets are mailed to the address on record with the HOA at the time the mailing is prepared. Seasonal residents are encouraged to update the management company in changes to their preferred mailing address.
- 12) Ana Farrell asked if CRM could send messages via text. The CAM will investigate if CRM can purchase software to deliver messages via text. Ana also suggested putting a reminder on the new message board a few weeks before the quarterly assessments are due. Ray Beard responded that a paper notice has been placed on the bulletin board at the gate house for years and it is typically the same individuals who are past due. A reminder on the message board will likely not help those who have a history of being past due.
- 13) Homeowner requested a later meeting time. Meetings that begin at 6:00 p.m. are too early for working residents to attend.
- 14) Patrick "PJ" Stratton asked for clarification on the proposed clubhouse parking permit updates. Parking is currently not prohibited on the roadways except for between the hours of 2 a.m.-5 a.m.

The current proposed rule would allow properly permitted vehicles to park in the roadway in front of their home during that three (3) hour period rather than requiring the vehicle to park in the clubhouse lot and expecting the homeowner to walk to their home which could be a significant distance. PJ is concerned that the fitness center, which closes from 1 a.m.-5 a.m. and the current street parking prohibition from 2 a.m.- 5 a.m. would further confuse Statewide Security if the Board decides to move forward and allow street parking.

15) Homeowner thanked Cheryl Moore for watering the new palm trees.

16) Adjournment:

Motion: A motion was made by Mark Itzko to adjourn the Annual Meeting at 6:49 pm. Seconded by Lorrie Schell. **All in favor-Motion Passed.**

The Annual Meeting adjourned at 6:49 pm.