

SILVERLAKES-GATEWAY HOA

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

**Board of Directors Minutes
Wednesday, February 26, 2025 – 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, Justin Clerico (via speaker phone); Treasurer, Catherine LeGendre; and Director, Nick York in attendance. Secretary, Manoj Sam was absent. 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. November 27, 2024, Board of Director's Meeting Minutes

Motion: A motion was made by Catherine LeGendre to approve the **November 27, 2024**, Board of Director's Meeting minutes. Seconded by Nick York. **All in favor - Motion Passed.**

5. President's Report: Joe Conners reported on the condition of the waterfalls and various waterfall parts that required replacement. The pool heater also needs to be replaced. The heater is several years old, and the metal components have rusted throughout the heater. Additionally, while the heaters are effective at warming the pool, the prolonged winter temperatures at night are too cold for the heater to keep up. The pool vendor recommended keeping the heaters off during the below average temperatures.

a. Waterfall Rebuild:

Motion: A motion was made by Catherine LeGendre to approve the estimate from Reflective Image to rebuild the waterfall at a cost of \$4,838.39. The cost will come out of the reserves. Seconded by Nick York. **All in favor - Motion Passed.**

b. Pool Heater:

Motion: A motion was made by Catherine LeGendre to approve the estimate from Reflective Image to replace the pool heater at a cost of \$4,575. The expense will come out of the reserves. Seconded by Nick York. **All in favor - Motion Passed.**

5. Treasurer's Report: Catherine LeGendre reported.

Reporting as of December 31, 2024:

Aged Owner Balances Total: \$8,849

Cash – Operating: \$226,198

Cash – Reserves: \$856,832

Total Cash – \$1,083,030

Budget to Actual – Over budget \$38,749

At the end of December, there were twenty-nine (29) delinquent accounts. Seventeen (17) of those accounts were for past due assessments totaling \$8,849 and eight (8) were accounts with fines totaling \$3,098. One (1) account is with the HOA's attorney totaling \$1,673. The remaining balance is attributed to late fees and interest. The HOA has used reserve funds for the replacement of the AC unit for the clubhouse, electrical work needed at the front gate and a meter can replacement, camera equipment and a new hard drive, and gutter repairs to the clubhouse following Hurricane Ian. The landscaping improvement expenses were 8% over budget and the insurance expense was 50% over budget.

Motion: A motion was made by Catherine LeGendre to approve the Treasurer's Report. Seconded by Nick York. **All in favor – Motion Passed.**

6. Old Business

a. Committee Reports

i. Architectural Control –

There were four (4) ARCs approved in February.

One (1) Paint

One (1) Hurricane Windows

One (1) Roof Replacements

One (1) Hurricane Shutter Installation

ii. Communications – Ana Farrell reported that volunteers are still needed to update the exit LED message board at the gate. A volunteer has offered to compose the Newsletter.

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

March 1 – Breakfast

March 4 – Mind Bogglers

March 10 – Book Club

March 15 – St. Patrick's Day Dinner

March 22 – Casino Night

March 23 – Ice Cream Social

Game nights are held every Monday, Tuesday, and Thursday. Morning coffee is held every Monday, Wednesday, and Friday. Water Aerobics is held every Monday and Thursday at 10 am. Beginner's Mahjong is hosted every Wednesday at 3 pm.

iv. Finance – Ana Farrell thanked her fellow committee members.

v. Fine Appeal – No requests were received.

vi. Exercise – Commercial Fitness was contacted due to the treadmill inexplicably shutting down mid workout.

vii. Vendor Oversight Committee – Joe Dowling reported that there have been electrical issues at the fountains. Two (2) of the original FPL boxes have been replaced due to their age. The VOC has been exploring other vendors, but the HOA's current vendors offer competitive prices, and switching would not be advantageous at this time. Three (3) fountain breakers have also been replaced due to age.

d. Legal Issues –

i. Deactivation of Proxy Cards- Account 18260

Motion: A motion was made by Catherine LeGendre to deactivate the amenities cards for account 18260. Seconded by Nick York. **All in favor - Motion Passed.**

ii. Rental tracking – The report generated by Compass Rose indicates twenty-four (24) rentals.

iii. Violation Fines – There are two (2) accounts up for fining.

Motion: A motion was made by Nick York to approve fines for account 18318 an unauthorized tenant, damaged pool cage screens from Hurricane Ian, and hurricane shutters still on the home. Seconded by Catherine LeGendre. **All in favor - Motion Passed.**

Motion: A motion was made by Catherine LeGendre to approve fines for 29205 for overgrown landscaping. Seconded by Nick York. **All in favor - Motion Passed.**

e. Association Manager's Report – The CAM read her report.

Motion: A motion was made by Catherine LeGendre to approve the contract with Reflective Image Pool Service. Seconded by Justin Clerico. Joe Connors abstains as he also uses this vendor. **All in favor – Motion Passed.**

8. New Business –

a. Cross Connection Requirements- Backflow & Annual Inspection – This device is now required by GSCDD and the State pursuant to Resolution 2025-7 in accordance with Florida Administrative Code 62-555.306.

Motion: A motion was made by Catherine LeGendre to approve the proposal from Roto Tech at a cost of \$3,340. Seconded by Nick York. **All in favor – Motion Passed.**

f. Homeowner Forum –

- Marilyn Steiner thanked the Board for replacing the pool heater but believed the residents should have had input regarding the matter.
- Carol Egle likes the new ceiling fans but she cannot work the remotes. She is worried the remotes could be lost. Nick York suggested creating instructions and posting them in the clubhouse main room.
- PJ Stratton believes the fans should blow air up only and the remotes should not be used.
- Homeowner asked why the HOA has money in multiple bank accounts. Much of the money is invested in CDs. There is a small balance with Sanibel Captiva for the Social Committee. All funds are insured through the FDIC or surety bonds.
- Markus Albrecht asked how many owners are in arrears. As of December 31, 2025, seventeen (17) owners were past due in their HOA assessments.
- Joe Dowling asked if the owners in arrears tend to be tenant occupied. No, they are not tenant occupied.

- Donna Marchetti asked why two (2) Board members were absent if there are only four (4) meetings per year. She believes all Board members should be present at all meetings. Justin Clerico has the flu but is present via speaker phone. Board members are volunteers and attendance at every meeting is not mandatory. Missing consecutive meetings could be cause for removal.
- Cindy Mason would like the Board to create instructions on how to operate the ceiling fan remotes for owners who rent the clubhouse.
- PJ Stratton recommended hiring Aloha Carpet Cleaning to clean the carpets. The HOA will continue to use Aloha Carpet Cleaning.
- Ray Beard has difficulty accessing CRM's web portal. CAM will meet with Ray to assist.
- Phyllis Currier reported that new pool lounge chairs need to be purchased. Several are ripped. The VOC is looking into purchasing twenty (20) new chaise lounge chairs. The current pool lounge chairs are six (6) years old.
- Homeowner reported that there is an alligator in the pond. CRM will report the alligator to GSCDD.
- Ray Beard asked why GSCDD charges a sewage charge for the gatehouse. There is no restroom facility at that location.
- Gary Brown reported that the landscapers are not trimming the brown palm fronds.

10. Next Meeting – March 26, 2025, at 7:26 p.m.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:26 p.m.

Motion: A motion was made by Nick York to adjourn the meeting at 7:26 p.m. Seconded by Catherine LeGendre. **All in favor – Motion Passed.**

