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

Board of Directors Minutes
Wednesday, May 28, 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; 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 26, 2025, Board of Director's Meeting Minutes

Motion: A motion was made by Nick York to approve the **February 26, 2025**, Board of Director's Meeting minutes. Seconded by Manoj Sam. **All in favor - Motion Passed.**

5. President's Report: Joe Connors reported that fountains 3, 4, and 5 have recently been repaired. There have been two (2) new LED lights placed in fountain 3. The boxes and breaker panels on fountains 4 and 5 have been replaced. Three (3) new dog waste disposal stations have been purchased and installed in the common areas. The monthly cost for pet waste disposal is $150.00. Homeowner, Dave Fox, has been trapping cane toads in the community. He spoke to residents in attendance regarding the best way to trap and humanely euthanize the toads and offered to assist residents with the trapping. The HOA hired a vendor last year to trap and remove the toads. However, the $12 per toad cost was unbudgeted and with the amount of toads in the area and their aggressive breeding, the cost could not be sustained. The HOA purchased sixteen (16) new chaise lounge chairs for the pool deck as the old chairs were unsafe and were disintegrating. The total cost was $2,980.

Motion: A motion was made by Catherine LeGendre to use reserve funds to pay for the sixteen (16) new chaise lounge chairs. Seconded by Justin Clerico. **All in favor – Motion Passed.**

A new butterfly garden has been installed by the Green Thumb Committee. The total cost was $2,760.

Motion: A motion was made by Catherine LeGendre to use reserve funds to pay for the Butterfly Garden. Seconded by Nick York. **All in favor – Motion Passed.**

6. Treasurer's Report: Catherine LeGendre reported.

Reporting as of March 31, 2025:

Aged Owner Balances Total: $4,171

Cash – Operating: $162,257

Cash – Reserves: $863,038

Total Cash – $1,025,295

Budget to Actual – Over budget $21,173

At the end of the first quarter, sixteen (16) owners are in arrears totaling $4,170. Past due assessments account for $1,420; fines account for $2,198. Approximately $16,000 has been spent using the HOA reserve funds. The pool chairs, a new pool heater, waterfall repairs, and the backflow cross connection device required by GSCDD were paid for from the reserve account. The HOA owed taxes for 2024 in the amount of $4,447 due to interest earned on the reserve accounts.

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

Motion: A motion was made by Catherine LeGendre to approve the payment of $4,447 owed to the IRS. Seconded by Justin Clerico. **All in favor – Motion Passed.**

7. Old Business

a. Committee Reports

i. Architectural Control –

There were fourteen (14) ACCs approved since the February meeting.

Four (4) landscape installations

Two (2) roof Replacements

Two (2) hurricane shutter installations

One (1) patio paver installation

One (1) screen enclosure replacement

Two (2) exterior paint requests

One (1) driveway extension

One (1) sidewalk replacement

ii. Communications – No report to provide.

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

June 7 – Rib City BBQ
June 13 - Grill and Chill
June 21 – Bingo 7
July 4 – BBQ 2 pm
July 19 – Bingo 7

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 the Finance Committee volunteers. She also thanked the current and former board for their financial responsibility and their choice to invest the reserve funds.

v. Fine Appeal – No requests were received.

vi. Exercise – No report to provide.

vii. Vendor Oversight Committee – Nothing new to report. Already discussed expenses during the Treasurer's Report.

d. Legal Issues –

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

ii. Rental tracking – The report generated by Compass Rose indicates twenty-six (26) rentals.

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

8. New Business – No new business

9. Homeowner Forum –

- Markus Albrecht asked for details on the plans for the roadways. There is a substantial amount of money in the reserves that is earmarked for the roads. The roads are not scheduled for any repairs until 2027 according to the most recent reserve study.

- Ray Beard commented that there the irrigation is on daily in the common areas despite the current drought and county ordinance concerning irrigation.

- Donna Marchetti commented that the Committee Chair sheet located on the bulletin board by the double doors is outdated.

-Markus Albrecht reported that the road signs need to be replaced or cleaned.

- Homeowner asked if the LED signs at the entrance could display messages slower.

- Margaret Evans commented that there is a lot of information being displayed on the LED signs at the entrance making it difficult to read it all while stopped at the gates.

-Donna Marchetti suggested the need for more frequent newsletters since HOA Board meetings are no longer monthly. Additional newsletters or email blasts can be created as needed.

-Maureen Stratton thanked all the volunteers who assist with the Social Committee functions.

10. Next Meeting – August 27, 2025, at 6:30 p.m.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:11 p.m.

Motion: A motion was made by Justin Clerico to adjourn the meeting at 7:11 p.m. Seconded by Manoj Sam. **All in favor – Motion Passed.**