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

Board of Directors Minutes
Wednesday, August 27, 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, and Guadalupe Perez, CAM were 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. May 28, 2025, Board of Director's Meeting Minutes

Motion: A motion was made by Joe Conners to approve the **May 28, 2025**, Board of Director's Meeting minutes. Seconded by Manoj Sam. **All in favor - Motion Passed.**

5. President's Report: Joe Connors reported that Reflective Image Pool Service repaired the cracked pool pump tank body, the GFI, and pool filter cartridges. A leak in the south waterfall was also repaired. There were three (3) cracked areas in that waterfall. The water level in the waterfall pools is currently still low. Duck Duck Leak Detection has been called back to the HOA under warranty. All of the community's street signs have been cleaned. Some signposts have been straightened, and some new signs will be installed after hurricane season has passed. New upholstered chairs have been purchased for the clubhouse main room. Joe thanked the volunteers who helped put the chairs together. The previous chairs, purchased in 2020 for $3,800, were not durable enough to withstand the frequency and demands of HOA events. There were ongoing issues with the legs and numerous chairs were repaired by volunteers over the past five (5) years making them a safety concern for the community. The new chairs' 800-pound weight limit, metal legs, and commercial use quality are a more appropriate choice for the community. The cost for the new chairs was $3,052.

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

6. Treasurer's Report: Catherine LeGendre reported.

Reporting as of June 30, 2025:

Aged Owner Balances Total: $ 3,244

Cash – Operating: $172,186

Cash – Reserves: $876,319

Total Cash – $1,048,505

At the end of June, twenty-two (22) owners are in arrears totaling $3,244. Past due assessments account for $1,529; fines account for $2,098. Approximately $24,209 has been spent using the HOA reserve funds. The buyer's application fee has garnered $11,500 that has been deposited to the reserves.

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

7. Old Business

a. Committee Reports

i. Architectural Control –

There were fifteen (15) ACCs approved since the May meeting.

Three (3) hurricane shutter installations

Three (3) landscape requests

One (1) pool installation

One (1) window replacement

One (1) roof replacement

One (1) garage door painting

One (1) small fence to screen generator from view

One (1) exterior paint

One (1) portable basketball hoop

One (1) garage screen

There were two (2) ACCs denied since the May meeting.

One (1) fence on a lakefront property

One (1) roof painting request

The ACC Committee compiled an approved paint color book from Sherwin Williams. A digital copy is available on the web portal, and a physical copy is located inside the clubhouse office.

ii. Communications – The Newsletter will be published the week after next. A new pet page and a kids' corner will be featured moving forward.

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

September 1 – Labor Day Fiesta
September 8 – Book Club
September 10 – Family Night
September 20 - Bingo
October 11 – Pasta Night
October 13 – Book Club
October 18 – Bingo
October 25 – Halloween Costume Party

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.
Ideas for 2026 calendar are welcome. All ideas will be shared with the Board for approval.

iv. Finance – Ana Farrell introduced Steve Conti to the Finance Committee.

v. Fine Appeal – No requests were received. Steve Conti has also been appointed to the Fining Committee.

vi. Exercise – Two (2) new cables were installed on the Inflight FT 1000 machine.

vii. Vendor Oversight Committee – The committee intends to discuss the landscape around the pool and the weeds in the pavers with Leapin Lawns.

d. Legal Issues –

i. Deactivation of Proxy Cards- There are four (4) proxy cards to deactivate

Motion: A motion was made by Catherine LeGendre to deactivate the proxy card for account 18439 due to the owner being past due for two (2) quarterly payments. Seconded by Justin Clerico. **All in favor – Motion Passed.**

Motion: A motion was made by Catherine LeGendre to deactivate the proxy card for account 19858 due to the owner being past due for two (2) quarterly payments. Seconded by Justin Clerico. **All in favor – Motion Passed.**

Motion: A motion was made by Catherine LeGendre to deactivate the proxy card for account 18232 due to the owner being past due for two (2) quarterly payments. Seconded by Justin Clerico. **All in favor – Motion Passed.**

Motion: A motion was made by Catherine LeGendre to deactivate the proxy card for account 19719 due to the owner being past due for two (2) quarterly payments. Seconded by Justin Clerico. **All in favor – Motion Passed.**

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

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

8. New Business – Joe Conners congratulated Lupe Perez from Compass Rose on passing her CAM examination.

9. Homeowner Forum –

- Homeowner asked for the date of the next garage sale. Date is November 8, 2025.
- Homeowner asked for details regarding the Amazon packages that were delivered at the gate house. Amazon suggested owners contact Amazon directly to set up a key delivery. Residents can also type their gate codes into the Delivery Instructions section on the Amazon site.
- Markus Albrecht asked if the pool filters were paid for using the reserves. No. The expense was booked under GL maintenance.

- Claus VonZittwitz stated the pool filters need to be changed more frequently. CAM will check how frequently they are replaced.
- Charles Norris has asked about the stakes in his back yard. The CDD has crews surveying all of the ponds in Gateway to document the current conditions to assist with the future restoration work.
- Markus Albrecht would like to suggest using the microphone for homeowner comments.

10. Next Meeting – November 26, 2025, at 6:30 p.m.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:50 p.m.

Motion: A motion was made by Justin Clerico to adjourn the meeting at 6:58 p.m. Seconded by Manoj Sam. **All in favor – Motion Passed.**