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 27, 2026 – 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. March 5, 2026, Board of Director's Meeting Minutes

Motion: A motion was made by Catherine LeGendre to approve the **March 5, 2026**, Board of Director's Meeting minutes. Seconded by Nick York. **All in favor - Motion Passed.**

b. March 25, 2026, Organizational Meeting Minutes

Motion: A motion was made by Catherine LeGendre to approve the **March 25, 2026**, Board of Director's Meeting minutes. Seconded by Nick York. **All in favor - Motion Passed.**

5. President's Report: Joe Conners reported that eight (8) new tables have been purchased for the clubhouse at a cost of $3,096. The HOA received 25% off on this purchase using a discount code offered by the vendor. Justin Clerico installed a new router for the gym and pool, increasing the wifi speed at both areas. Justin also installed a new Hunter irrigation panel at the clubhouse. The cost for this panel was $150. The clubhouse AC unit was repaired under warranty. The copper lines were also repaired. The Landscape Committee installed new palm trees and plants in the common areas. Some of the new plants did not survive due to earlier cold fronts. The license plate reading camera at the entrance was replaced. The old one was damaged by condensation. Bids are being obtained to mill and resurface the roadways in 2027. This is a reserve expense that is fully funded and suggested, by Reserve Advisors, to be completed next year. The stop sign bars throughout the community have also been painted at a cost of $225.

5. Treasurer's Report: Catherine LeGendre reported on the status of the HOA's financials as of April 30, 2026

Aged Owner Balances Total: $10,535.

Cash – Operating: $182,309

Cash – Reserves: $899,688

Total Cash – $1,081,997

Budget to Actual – Over budget $18,680

At the end of April, there were twenty (20) delinquent accounts. Eight (8) accounts are with the HOA's attorney. The HOA has spent more funds than anticipated on landscaping due to the prolonged cold weather earlier this year. That cold front damaged a far amount of the HOA's common area landscape.

Motion: A motion was made by Sam Manoj 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 fifteen (15) ARCs approved in January and February.

One (1) Roof Replacement

One (1) Solar Panels

Four (4) Paint

Two (2) Window Replacement

One (1) Generator Installation

One (1) Hedge Installation

One (1) New Driveway

One (1) Driveway Widening

One (1) Driveway & Walkway Stain

One (1) Water Filtration Installation

One (1) New Front Door Installation

ii. Community Engagement – The following events have been scheduled:

June 5 – Movie Night
June 20 - TBD
June 27 – Bingo
July 4 – July 4th Party with kid's games, yard games, and a food truck
July 18 – Bingo

Residents are reminded to download the Heylo app. All events are posted on Heylo and the community message board. CRM also email blasts event reminders to the residents who have given their permission to receive community notifications via email.

iii. Finance – The committee thanked Toros Bardakjian and Steve Conti for their assistance. John Amarol has resigned from the Finance Committee.

iv. Fine Appeal – No requests were received.

v. Maintenance – The committee installed a new American flag at the clubhouse flagpole.

d. Legal Issues –

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

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 –

a. MRTA – Florida HOAs are required to file a notice with the Lee County Clerk of Courts in order to prevent their governing documents from extinguishing. Silverlakes successfully filed their Marketable Record Title Act in 2019. The Board will need to contact their legal counsel prior to 2049 to file again.

b. Community Engagement Committee Appointment – Tabled.

f. Homeowner Forum –

- Homeowner asked about the increase in the budget due to dog waste stations. They do not believe the dog waste stations were necessary as there is a dog park across the street near the soccer fields. The Board explained that several residents requested them on multiple occasions. Additionally, Jan Pro reports that the stations are full weekly, so there is evidence that they are being used by the residents. The installation has also reduced the frequency of dog waste related complaints. The stations were purchased directly from the manufacturer which eliminated a third-party vendor markup. The stations were also installed by volunteers in the HOA saving on installation costs.
- Homeowner commented on litter in the community.
- Homeowner asked why the prior Social Committee was not able to invite food trucks into the community. The former Social Committee could have invited food trucks. The reason they did not follow through with this is unknown. Food trucks may not come into the community on their own, but if invited by the Community Engagement Committee, they can. Additionally, the must carry their own insurance, as do all Silverlakes' vendors. There is no difference between the food truck supplying food or the Committee offering food for Italian Night or Chinese Night.
- Homeowner asked if she would be able to rent the clubhouse for a private event and invite a food truck to her private event. The governing documents do not speak to this type of scenario. If the owner wanted to enter into the contract with the food truck for her private event, the HOA would likely have no involvement.
- Homeowner asked what insurance coverage the HOA has polices for. Answer: The HOA has a General Liability, Directors and Officers, Flood, Property, Workers Compensation, and Crime coverage.
- Homeowner asked if the vendors who work for the HOA name Silverlakes as an additional insured party. Answer: Yes.
- Homeowner asked if they switch to Tillman from Comcast for their internet, could they keep their Comcast email address. This is unlikely.
- Homeowner stated that the steps out front (near the side clubhouse entrance) should have safety strips. Justin is going to address the downspout issue at that location and then they will add the safety strips to the stairs.

10. Next Meeting – August 26, 2026, at 6:30 p.m.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:16 p.m.

Motion: A motion was made by Justin Clerico to adjourn the meeting at 7:16 p.m. Seconded by Sam Manoj. **All in favor – Motion Passed.**