



Silverlakes News

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors' commitment for open and honest communication with the membership, I offer the following comments on the April 16, 2014 board meeting.

Homeowners' Forum:

There was a list of questions presented to the board concerning the HOA's governing documents as to where some specific topics can be found. It was requested that the board review these items and address them at the next board meeting so they can be entered in the minutes.

Property Manager's Report:

- The Silverlakes violation report is down to just five pages, the lowest in a year.
- The new letters have been installed on our newly refurbished entry sign monuments.
- The hole in the top of the clubhouse east entry wall has been repaired.
- The clubhouse carpet was to be cleaned on Wednesday, April 23.
- Our entry gate is not on the correct time schedule, so TEM has been called to reschedule the gates.
- The new key card controller for the clubhouse is still on back order.
- The VOC is getting bids on some roof tiles on the clubhouse and gatehouse that are in need of repair.
- A sign is in the works for the clubhouse pool area that will remind users to keep the chairs at least four feet away from the pool's edge as per Florida regulations.
- Four parking ticket fines were confirmed by the board.

Committee Reports:

- ACC: There were 14 requests, one of which was denied.
- Communication: Newsletter articles are requested by Tuesday, April 22.
- Clubhouse Social: There is a meeting on May 6 at 6 p.m. at the clubhouse.
- Finance: The financials were reviewed at the last meeting and all is in order. Alliance CAS report showed that one \$1,000 account was paid and another \$1,000 will be paid soon. The next meeting is set for 7 p.m. May 15 at the clubhouse.
- Fine Appeal: Nothing to report.
- Exercise Room: No report. Some attending the meeting are concerned that the free weights are being dropped, which damages the new carpet. The weights are also left lying on the floor, creating a tripping hazard. Some would like to see a message sent out warning that if the weights are not put away after use, they could be removed from the room and done away with. This is being referred to the Exercise Room Committee.
- Legal Liaison: The board and attorneys met on March 5. There is a strategy meeting scheduled for May 9 in advance of a pre-suit mediation meeting on May 13. Two board members will attend

those meetings. There were two estoppel letters released on two Silverlakes properties, and the board hopes to see results from those in the very near future.

- **Vender Oversight:** Two meetings were held on April 2 and 16. The pool equipment area has been cleaned up, although the pool service employee has been dumping the pool trash over the fence into that area. The company will be called to stop this practice. There was a very good presentation on our two heat pumps; one 20 years old; the other, 10. Currently, there is \$9,456 in reserves. The committee has obtained four bids to replace the oldest heat pump. By doing so, the 10-year-old pump will work less and only "kick in" during the coldest days. Bids were received from: Jackson Pool Service; Barnes Pools, Advance Solar & Spa, and Genter Pool Service (the current pool service company). The committee recommends accepting the low bid from Jackson Pool Service for \$3,027.20. Jackson will replace the pump at their convenience before November of this year. The pond fountains will be replaced starting with the oldest first. The replacement will be staggered over time, since there are not enough funds in the reserves to do all at the same time. The north fountain will be the last to be replaced, since it was overhauled just two years ago.
- **Green Thumb:** Our thanks go out to Twila and Rodney Salyers for replacing the five Fox Tail Palm trees at the front entrance. Twila will do the fertilizing in June. Several flowers will have to be replaced in the boxes below the Silverlakes signs.
- **Neighborhood Action Committee:** The members were asked to talk with their neighbors and friends to see if anyone would like to chair this committee. Currently, there is no chairperson.

Treasurer's Report:

Total delinquency as of today is listed at \$165,688 (balance rounded), from 37 delinquency accounts. This is improved from February. The Board is currently dealing with one bankruptcy; three bank foreclosures; eight HOA lien and lien foreclosures; and eight attorney actions. Fifteen homeowners owe less than \$200 as of March 31, 2014, and seven of those owe less than \$2.50. Some of those who owe less than \$2.50 owe less than the cost of a postage stamp, so those will be written off. The board is aggressive in lowering the total delinquency, and the trend is declining over time; in March, there were 44 homeowners owing less than \$200. Toward that end, there were five delinquent accounts transferred to Alliance CAS for collection, and 15 homeowners will be sent reminder letters.

Entrance Gate Phone Numbers:

The entrance gate box to Silverlakes can call cell phones and long distance phone numbers now. After visitors dial your three-digit code from the entrance box, it will call your phone, and you can confirm if you want to let them in. If you do, then simply press "9" on your phone, and it will say "Access Granted" and the gate will open. If you are not set up at the box with the phone number you want, simply phone Angie Wilson at TEM Systems Inc. at 1-800-777-8912 or 1-954-577-6045 or email her at awilson@temsystems.com

Rental Tracking:

There are 21 known approved leased properties, up from 18. There are still several homes that are not following the HOA's lease policy, and they are being addressed.

New Business:

There has been quite a lot of activity in the north area above Lakeland Circle adjoining Hampton Park. WCI will be asked what its plans are for developing the area immediately adjacent to Silverlakes' north lot line by the next board meeting. The security cameras are starting to become a problem, so they will be looked into. Several of the documents on our web site's HOA Policies page do not contain the correct operating times posted at the common entrance to our clubhouse. Documents requiring changes to the operating times are; Parking Violations Procedure, Security Patrol and Clubhouse Use Policy. The updating of these times was approved at this board meeting.

Respectfully submitted by Lauren Siegel, President, for the Board of Directors; Peter Suckow, Vice President; Jane Grethey, Secretary; Markus Albrecht, Treasurer; and Richard Lindquist, Legal Liaison.

Thanks to all the egg stuffers, Easter Bunny helpers, egg hiders, and the Easter Bunny for making this the “best Easter Egg Hunt ever,” as mentioned by several children and many thankful parents and grandparents.



Social Committee Report:

Forty children participated in the Easter Egg Hunt on April 12, when a chocolate bunny and a stuffed frog were awarded as prizes. Light refreshments were served to the adults and children in attendance, and the Easter Bunny was on hand for photo ops. The ice cream social on March 29 was well attended, with 64 people enjoying a variety of ice cream flavors and an assortment of toppings. The free ice cream socials are provided with proceeds from potluck dinners. The next ice cream social will be held Aug. 24.

Upcoming and Ongoing Events:

Saturday, May 24: BBQ Pot Luck at Silverlakes Clubhouse, 6:30 p.m. The cost is \$5 for adults, \$3 for children 4 and up and \$15 per family. The Social Committee will provide the meats, and those attending will bring side dishes, appetizers or desserts. Call Patty Keavney at 337-2955 to sign up for the meal by May 20.

Wednesday, June 25: Pizza and Game Night for children and their families in the Silverlakes Clubhouse, 6 to 8 p.m. The cost is \$5 for adults, \$3 for children 4 and up and \$15 per family. This is a new event

Card Games and Mexican Train Dominoes: Join the fun and play Hand and Foot, a canasta-like game, at 7 p.m. every Monday night at the clubhouse. Bid Euchre is played at 7 p.m. every Tuesday in the Clubhouse for a 50-cent donation. At 2 p.m. every Thursday, Mexican Train Dominoes is played in the clubhouse. All are welcome, and free instructions are offered. You'll meet some new people and have a great time!!



Last month, we announced the birth of Silverlakes' newest resident, Stella Pearl Givens. When she arrived on Feb. 1, 2014, Stella weighed 7 pounds and was 20 inches long. The month, the proud parents, Daniel and Courtney Givens, have shared this photo of their precious little girl.

Silverlakes Social Committee Events 2014



Ongoing Card/Games at the Clubhouse

Every Monday 7PM Cards/Games Free

Every Tuesday 7PM Echre/Games Free

Every Thursday 2PM Dominoes Free

Friday- January 10 th , 6:30 PM	Pot Luck Dinner/Inter' Theme	\$3 adult / \$2 child
Saturday- February 8th, 8:30 – 10 AM	Family Breakfast Buffet	\$5 adult/ 3 child
Saturday February 22, 8-12 PM	Garage Sale	\$5 per house
Friday March 14 th , 6:30 PM	Pot Luck Dinner/St Pat's Theme	\$5 adult/ \$3 child
Saturday March 22, 8:30-10A	Family Breakfast Buffet	\$5 adult/ 3 child
Saturday March 29, 7-8PM	Ice Cream Social	FREE
Saturday April 12 10AM	Easter Egg Hunt	FREE
Saturday May 24 th 6:30	Pot Luck/BBQ Theme	\$5 adult/ \$3 child/ \$15 Family
Wednesday June 25 th 6-8	Pizza & Games	\$5 adult/ \$3 child/ \$15 Family
Saturday August 24 th 7-8 PM	Ice Cream Social	FREE
Friday September 12 th 6:30	Pot Luck/Italian Theme	\$5 adult/ \$3 child
Saturday October 25th 8-12 PM	Garage Sale	\$5 per house
Saturday October 25 th 7-8 PM	Ice Cream Social	FREE
Friday November 14 th 6:30	Pot Luck/ Thanksgiving	\$5 adult/ \$3 child
Sunday November 30 th 6 PM	Holiday Decorating /Wine & Apps	FREE
Saturday December 6 th 9:30- 10:30	Family Breakfast w/ Santa	\$5 adult/ \$3 child

Note: Children ages 4 - 12 pay \$3 Children ages 0 -3 free