



Issue 2015-4

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April 2015

Silverlakes News

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors' commitment to open and honest communication with the membership, I offer the following comments on the April 15, 2015 board meeting.

Homeowners' Forum:

We all have received brand new recycle bins! The darn things are so big that many in our community have very little, if any, room for them in our garages. Our Rules and Regulations Exhibit F, #19, as well as our Community Standards Appendix #8, state that garbage cans and similar items cannot be stored outside where they can be seen. The other requirement is that garbage cans must be kept inside the home site. This is a concern of the HOA Board, as well as the community. In the future, we all will be getting a similar container for our garbage, compounding the storage problem. There was a resident at the meeting who has knowledge about similar communities who have created outside storage areas concealed with latticework and gates to keep the bins from blowing around in high winds. If anyone knows of a solution that other communities have made, please let the board know. Keep in mind that the wording stated above will have to be revised to accommodate any change made. I'm sure this will be a topic at future meetings. If a solution is found, that may be up for a community vote at a special meeting or at least for our next annual membership meeting in March, whichever our documents call for.

A concern was raised about our gates being open approximately four hours a day. This is done to reduce the wear and tear on the gate operation system. They are held open during high traffic times — on weekday mornings from 6:30 to 9 and weekday evenings from 5 to 7. The concern was whether this action could impact our insurance rates. So far, no impact is known.

The HOA Board was asked if those responsible for causing damage to our gates are required to pay for the damage. We have had two situations in the past few years where our gates were damaged, and the responsible parties did pay for the repairs. Our new security camera system will make it easier to identify anyone who causes damage.

Four years ago, the board investigated having a drop bar in conjunction with the swing gates. It was found to be more expensive but it does stop tailgating. The Board will look into it during the upcoming reserve study.

The HOA Board was asked about the status of 11250 Lakeland Circle & 11245 Lakeland Circle. The owner of 11245 Lakeland Circle has now paid their assessments, although the home is still empty. The home at 11250 Lakeland Circle has been abandoned for five years now. The Board has been informed about other communities who have successfully filed a 1099 with the IRS against owners who walk away from their properties. Another member of the audience confirmed this practice as informing the IRS that the owner has unreported income due to not paying its assessments. The Board is going to look into this possibility with our attorney. Our attorney had mentioned options with that home that are very complicated, so he would rather discuss those options with the Board in person. This upcoming attorney meeting will be a good way to get our new Board member, who is our

legal liaison, fully acquainted with our attorney and the cases he is working on.

A question was raised about the power washing of the roofs at the villas. The washing was started about a week late with only one and a half roofs being completed. Our CAM (Community Association Manager) said it was due to equipment breakdown, which has been rectified. It also was confirmed that Blue Water Roof & Exterior Cleaning is insured and bonded, since Alliant does not do business with anyone who is not. A resident noted they did not look very professional with all their equipment on a trailer and very few advertising signs. Maybe that is why they are less expensive than other companies. They were used to clean our clubhouse and parking lot, and I received a compliment on how nice a job was done.

A resident who lives on Lake Meadow Drive has a neighbor who does not pick up her German Shepherd's droppings. The lady is elderly and has a hard time getting around, but keeps the dog on her own property. Unfortunately, the droppings are on both the front and back yard of her home, making it almost impossible for the neighbors to sit out on their lanais due to the odor. We do have rule #11, which backs up a Lee County requirement for all pet owners to pick up after their pets. This situation almost sounds like a good volunteer opportunity for Neighbors Helping Neighbors, but I cannot think of anyone who would volunteer for the job. I will look into this situation, as this may be a service animal situation, which has protections.

All homeowners with animals are asked to Please:

- Pick-Up after your animals and properly dispose of waste.
- Abide by the Rules and Regulations on Animals.
- Control the "barking" at all times.

The same resident also said she received a fine for paying her January assessment late. She has lived here 13 years and has never been late before. She thought 15 days had to elapse before a payment was late. I informed her it was 10 days and on the 11th day, fees would be assessed to the original due date, the first of the quarter. I had just received a copy of an estoppel letter requested by a title company on a Silverlakes property. Upon reading the estoppel, I noticed it stated assessments are delinquent 15 days after the regular due date. I do not know if our estoppel letters have been that way for 13 years or not, but I will have that corrected to read as our documents require.

A question was raised about the condition of the flowers at our entrance. There had been a dead short in the electric wire that provides power to our center island at the entrance. The repair required a horizontal bore from the gatehouse to the island to install an electrical conduit to run new wires. The boring cut through an irrigation line which prevented the island flowers from getting water. That has been repaired by our new landscaping company, so the wilted wild flowers, which seed themselves, are now getting the water they need. There also will be more flowers and bushes planted on the street side of the island to make our entrance look as good as it should.

Concern was expressed about two visiting boys who had been fishing in one of Silverlakes' lakes. Some residents observed them feeding the fish they caught to an alligator that followed them as they moved around the shore. They were told not to do that since, for one thing, it's against the law to feed a gator. Alligators have a natural fear of humans. If humans feed the alligator, that fear goes away, resulting in the alligator becoming very dangerous. PARENTS: Please remind your fishermen about this danger and also the rule that WADING or SWIMMING is not allowed in any of our lakes. Can you guess why? Also, if a resident wants an alligator that's 4 feet or longer removed, please contact any board member or our CAM, since Silverlakes has been designated as a Targeted Harvest Area for alligators.

Property Manager's Report:

Statewide Security issued three \$100 parking tickets between Feb. 18 and April 20; some for parking on the grass or parking commercial vehicles overnight. Also, a plate number is being run in an effort to identify the

person who parked overnight against one of the cul-de-sac's centers.

During this same time period, Alliant received 238 calls from Silverlakes.

Thirty-three first and 27 second violation letters have been sent out, along with four fine letters.

Statewide Security will be reminded of our 2 a.m. parking rule, since several tickets were issued prior to 2 a.m. and some were warnings, not fines.

It has been noted that there is a caregiver's older Range/Land Rover that has been parking in the clubhouse parking lot and has been leaking oil, destroying the pavers. The caregiver has been asked by a couple of board/committee members to park in the resident's driveway. A letter will be sent also.

Committees:

Architectural Control (ACC):

ACC received 11 requests, of which three were denied.

Communications:

The committee will begin visiting new homeowners to welcome them to our community.

Clubhouse Social:

- The St. Patrick's potluck was successful, as was the Casino Night. Family Breakfasts now have two waffle irons.
- The Easter Egg Hunt was attended by 35 children and the Easter Bunny.
- An Adult Bingo Night will be held Saturday, April 25.
- The Social Committee requested a wireless microphone system. I now have a two-mic wireless system working well with the Fender boom box. I am still trying to get it to work with the Nutone intercom system that is installed in our clubhouse. If there is anyone in our community with electronics savvy, I would really appreciate your help with this. In return, I'll volunteer to fix your jet engine.
- The Social Committee has been offered an alcove in the men's restroom where it can put a Rubbermaid-type cabinet to increase its storage space.
- Our treasurer complimented the committee chair and all the members on how well their accounting and handling of expenses for events has been. They have been doing so well they are showing a profit!

Finance Committee:

- The committee met on Thursday, April 9, and had a special guest speaker, our treasurer, Markus Albrecht. At the end of his 2 ½ -hour presentation, he had a Q&A session.
- A listing of properties/owners Alliance CAS is working with was presented, totaling \$10,306.38, mostly for fines. They have collected so far this year a total of \$1,087.51.
- There are two attorneys working on getting the attention of the owner of 13010 Shoreside Court. There has been little if any response to CAS for non-payment of quarterly assessments. The other issue is a deed violation for constructing what appears to be an outdoor kitchen adjacent to the owner's unscreened lanai, which faces one of our lakes. There is also a Lee County code violation for installing electrical and plumbing without permits.

Fine Appeal Committee:

Via email, there were no appeals received this past month.

Neighborhood Action Committee:

There were two meetings, March 11 and April 8. Members will move forward with reinvigorating the Neighbor Helping Neighbor movement. The list of volunteers from the last meeting will be contacted to see if they are still interested in helping out. A central number will be advertised for individuals who would like to request help. Someone will then pair the individual with someone who can offer assistance. This is expected to begin in the fall of 2015.

The group also will investigate other activities in which the community can become involved. The biggest challenge is getting more people involved in the committee. Over the summer, the committee will actively investigate what other communities are doing to see if something could be found that would attract more people.

The next meeting will be held at 7 p.m. on Oct. 14.

If anyone is interested in joining the committee, please contact Stuart Sabshin, chairperson, at 239-400-3168 or via email at ssabshin@gmail.com.

Exercise Room Committee: Via E-Mail

- Compliments to the users for putting the weights back in place.
- The broken wheels have been replaced on the two benches.
- Commercial Fitness is coming out to fix the knob on the upright bike.
- If/when calling Alliant to report a broken piece of equipment, please state which piece, as well as what is wrong.

Vendor Oversight Committee (VOC):

- The Green Thumb Committee has been integrated into the VOC Committee, although the list of duties has not been consolidated into the VOC yet.
- The large philodendron on the street side of the center entrance island is growing back, and the landscaper will be contacted for a bid to remove it.
- Young Electric has provided trial floodlights to compliment the two spotlights recently installed. They will be on display periodically for a few hours at night.
- Vertex has provided a proposal to replace the fountain in our northernmost lake. This is a change from previous planning, but that fountain is the weakest of the five. The cost will be a little higher due to the additional cable length required for that location. The last two fountains will be replaced by including them in the upcoming reserve study and the 2016 budget development.
- The center eight halogen lights in the clubhouse ceiling have been replaced with dimmable LED bulbs.
- Safety Signal Systems, Inc. was selected as the vendor to provide our new digital camera security system. They received our signed contract and 40 percent deposit on April 6. An installation and planning team toured our location on April 8, attempting to get equipment on order and complete the project upgrade as soon as possible. Hopefully, the equipment will be received in 10 days after the order is placed.
- Centurylink has been out upgrading our Internet system to 20-meg speed, making it capable of handling the downloads of all our new cameras. There will be two 20-meg speed lines.
- Several options are being investigated to lessen the echo in our clubhouse's main meeting room. Acoustic panels are being looked at as one of the options. A recommendation is expected before the May HOA Board meeting.
- Due to the ongoing poor performance from TEM, the firm has been sent a 30-day termination letter for contracts covering security cameras, access control and entry/exit gate maintenance. Our future support will be Safety Signal Systems for cameras and access control. Gate maintenance will be provided by Main Gate Enterprises, Inc.
- Young Electric will work on:
 - The circuit breaker that keeps popping on the globe post light near the west entrance to the clubhouse.
 - The clubhouse exit lights are being replaced with new LED units.
 - The ladies' room light timer is being replaced.
 - The motion detector in the fitness room will be replaced with a two-function unit, motion and infrared sensing.
 - A new contract for Bugs Or Us, Inc. has been initiated on an invoice basis.

Legal Issues:

There will be a future Board/Attorney Meeting discussing several Silverlakes properties, including 11250 Lakeland Circle and others.

Treasurer's Report:

- As of March 31, 2015, there are 30 names on the delinquent list, down from 41 in February: one bank foreclosure; one HOA lien, lien foreclosures; 15 attorney actions; six 45-day liens; and seven who owe \$300 or less — for a total of \$47,609. The largest outstanding debt is by a single owner, the owner of 11250 Lakeland Circle, for \$29,527.
- The level of delinquencies is at the lowest level in three years.
- Operating funds total \$201,593 and reserves, \$510,347. The operating cash balance is unusually high just ahead of the assessment due date. We are holding about \$20,000 more advance payments compared to the normal level (end of March 2015 \$68,000).
- For the first quarter, spending is \$1,520 over budget by 2.1 percent. Problem areas are: entry/exit gate, irrigation at the villas and utility costs, which are constantly rising.
- The unallocated interest has been moved to HOA and Villa reserves respectively.
- The current estimate to clean the villas roofs is \$4,410, or \$315 per villa.

Rental Tracking:

We currently have 26 rentals and several more that are not in compliance.

New Business:

There has been a set of plans given to me for the North Silverlakes Drainage Retro-Fit project between Lennar and WCI/Hampton Park. If I understand the plans correctly, there will be a swale on the Silverlakes side of the new Calusa bushes just like the swale on the Hampton Park side. I've been told they are in the final stages of getting the permits together to do this project. When that happens, I will be contacted to set up a meeting between Lennar, WCI and any affected Silverlakes homeowner who would like to attend. Once I get the word, I will be contacting everyone along the north side of Lakeland Circle about when and where the meeting will take place. Until that time, I will have those plans at our clubhouse every Wednesday morning from 9 to 11 when our CAM is there. Anyone is welcome to come up and take a look at the plans.

This past month, there were five vehicles on Lakeland Circle broken into. I take that back! They were left outside in the driveway UNLOCKED overnight and several items were stolen, including a computer and a wallet. Need I say more? Most vehicles have a garage door opener in them, inviting a possible home invasion — making the situation much worse than just stolen items. I understand a lot of homes do not have room in their garages for their cars, so AT LEAST LOCK THEM UP AT NIGHT. Due to that, we are having a seminar on crime prevention at our clubhouse on Wednesday, April 29, at 6 p.m. for whoever would like to attend. Please come and listen to our Lee County professionals.

Respectfully submitted by Lauren “Bird” Siegel, president, for the Board of Directors:

Peter Suckow, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison.

Red Hat Review:

On March 12, nine members of Chapeaux Rouge (your neighborhood Red Hat group) wound our way through the many barricades in the Island Park shopping center to go to Clam Bake for lunch. Our hostess, Lana, had chosen it for us, and although she wasn't able to attend, the rest of us enjoyed friendly and efficient service, as well as wonderful food. They are known for their seafood, which many of us had, but the few burgers ordered looked delicious, too!

This month, our hostess was Patty Keavney. She chose Connors Steak and Seafood restaurant in Gulfcoast shopping center. A large group of 13 were seated at a very long table toward the rear of the restaurant, where the noise level was fairly reasonable, although, by the time we left, it was difficult to converse. The young man who served us did a good job, and our food was served simultaneously by multiple waiters. All of us enjoyed our meals, and some had boxes to take home. It's definitely a popular place, and one we'd bring our spouses back to.

Sadly, we had to say goodbye to our Snowbirds, but we hope they will all let us know when they get back. Our

next event is May 14t, and Elaine Reynolds will be our hostess (Can't wait to find out where she wants to go!)

Social Committee:

The Easter Bunny hippity-hopped into Silverlakes on April 4 with more than 600 Easter eggs for the children to find and enjoy!

More than 35 children, some of whom were visiting their grandparents, were treated to Easter cookies, a drink and a picture with the Easter Bunny before heading outdoors on their hunt. Ten children who found tickets in their eggs received a stuffed bunny or duck to take home.

A great big thank you goes out to John Amaral (a.k.a. The Easter Bunny), as well as all the volunteers on the Social Committee who helped with this event.



- The annual **BBQ Pot Luck** will be held on May 29. Please call Patty Keavney at 337-2955 by May 26 to make reservations.
- A **Family Pizza Night** is scheduled for June 6. Please mark your calendars.