



# 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 20 board meeting.

We opened with discussion of our association's finances. As of the end of March, there were 28 names on the delinquent list; no bankruptcies or bank foreclosures; one lien foreclosure (11250 Lakeland Circle); 13 attorney actions; three 45-day liens; and 11 who owe \$200 and less. The largest outstanding debt is by a single owner, 11250 Lakeland Circle, at \$33,748.

Operating Funds total \$206,599, and Reserves, \$533,707.

Free cash as of March 31 was \$104,200. That amount should keep us on track for a free cash balance of some \$90,000 by year-end 2016, in keeping with the budget forecast.

Spending at the end of March 2016 was under budget by \$3,600. Villa ground expense was over budget spending by \$80. Polling results among Villa owners regarding the disposition of the Villa Equity Account resulted in a tie. The board elected to maintain the account in the operating assets to cover future overdrafts. As you can see, the Villa ground expense is already over budget. This Equity Account will cover this without the need for any special assessments.

There was no Architectural Control Committee report, but the minutes from the April committee meeting revealed there were 13 requests submitted for approval. Eleven were approved and two denied.

There was no Communications Committee report, but the submissions for the newsletter were asked to be in by Monday, April 25.

There was no Social Committee report, but Bingo night was mentioned as being scheduled for April 23.

## HEAR YE HEAR YE HEAR YE

AN OPPORTUNITY HAS OCCURRED FOR ANYONE WHO HAS A DESIRE TO HELP OUR COMMUNITY KEEP IMPROVING AS IT HAS IN THE PAST TO SERVE ON OUR FINANCE COMMITTEE. WE ARE LOOKING FOR A FEW GOOD PEOPLE (RESIDENTS) FOR THIS HELP BUT NO MORE THEN THREE, PLEASE.

The Finance Committee is an integral part of all aspects of Silverlakes' financials. It is expected to support the board, carry out projects and help maintain the smooth running of the budget and spending of Reserves. It looks at retroactive spending, as well as trends.

In August and September of each year, the Finance Committee meets with the treasurer and the management company to begin the budget process for the coming year. The minimum number of members required for the committee is three, but five would be ideal. If you are interested in serving on the committee, please contact a member of the board.

A meeting was scheduled for Thursday, April 21, at the request of a homeowner appealing a fine. Our community association manager, Bonnie Hapner, will distribute the results of the appeal to the board.

The Neighborhood Action Committee chairmen are still up North helping to care for their new grandchild. We hope everything is going well.

The Exercise Committee has received several bids to replace the exercise room carpet with rubber flooring. The committee will compare the bids and send the results in spreadsheet form to the board for consideration.

While the exercise committee was meeting with a vendor on Wednesday, a homeowner commended the board, stating the exercise room is a blessing to the community, how well it is equipped and how well maintained it is. The board wishes to thank the exercise committee for keeping our exercise equipment and the room in such nice shape.

The Vendor Oversight Committee has finished replacing all the pond fountains and has received many compliments on how well they look.

The committee has met with and received bids from four vendors regarding gate replacement. Two were not considered due to cost, as well as no ownership of much of the work. Maingate Inc., was selected as they do the work locally, and they carry all parts on their trucks at all times. This eliminates down time while waiting for parts to be ordered and received.

In addition, their current operations manager was the project manager who originally installed Silverlakes' gate system. That gives us a good history if other problems arise in the future. No anti-tailgating measures, consisting of lift arms working in conjunction with the swing gates, were considered based upon cost and recommendations from each of the vendors, who said they have had nothing but problems with replacing broken arms.

The four existing gate leafs will be removed and refurbished, saving \$9,000 vs. new leafs. New mounting pads will be installed for the four new operator motors and connecting arms. These new operators have a soft reverse system. When a signal is received to reverse during movement, the motors will fully stop before reversing. This will save a lot of wear and tear on the entire system, especially on the points where the arms attach to the gates. There will be no more clanking back and forth when reversed.

The current entry call box will be removed and replaced with a shielded modern call box system. The existing system is obsolete, and replacement parts are no longer available. The existing database will be transferred to the new system.

The current ground loop detector system will be replaced with a new loop to include surge and ground protection, access controls and safety features such as fire and police access. A photocell-monitored reflector will be installed to prevent the gate from closing while the signal is blocked. Existing clickers and automobile Homelink will remain in use.

Maingate has received its signed contract and deposit, so the project should start in two to three weeks. The expected project length is three weeks. The entry/exit will be open throughout this period. During replacement of loop detectors, entry/exit will be guided through one side of the available lane. This should be for only two to four days.

Maingate is a certified traffic controller. The company also offers a rebate on the project for any labor and material costs below projected estimate. Warranties are one year on parts and labor and three years on motors. Maingate's bid was \$29,140 including tax, much lower than expected.

Two entrance palms have been replaced and re-sodding will occur in the common area on the west end of Silver Sands and Lakeland Circle.

The board thanks all the members of the Vendor Oversight Committee for all they have done to make our community as nice as it is. Thank you all very much!

Two board members met with Alliant's director of accounts receivable and reviewed nine homeowners/properties in arrears. These have been turned over to Alliance CAS, our collection agency. After a review, five require no further action at this time, while four properties will have a lien foreclosure filed.

When filing a lien foreclosure, the HOA will advance Alliance CAS \$750 for each case for court charges. This will be added to the homeowners' arrears account. This charge is \$500 less per case than our attorney charges.

There are currently 31 rentals, the same as last month.

A realtor had inquired if renting a home to students in Silverlakes is allowed. Wording regarding renting only to single families was omitted in error from the last rental agreement, as well as our documents. Attorney Richard DeBoest is rewriting the agreement and our documents to include a requirement that Silverlakes homes be rented only to single families.

Between March 15 and April 19, our property manager sent out 41 first violation letters. There were also 11 second violation letters and one fine letter sent.

Included with each letter is a compliance form to be completed and returned to Alliant. If an owner needs

more than 30 days to correct the violation, the request should be made on the compliance form when returning it to Alliant.

Once the violation has been corrected, the compliance form must be sent back in to Alliant stating such. That stops the clock.

There was a situation on Lake Meadow Drive where a violation had been sent for a mailbox and post that needed to be replaced. The mailbox and post were changed, but the compliance form was never sent back in to Alliant. Therefore, the violation still existed on Alliant's records, and a fine of \$25/day up to \$1,000 was about to be applied to that address.

I just happened to pass by that address a couple of days before our board meeting and saw a new mailbox and post there. I was able to stop the fines from growing any more than they were already. **IT IS VERY IMPORTANT TO SEND IN THE COMPLIANCE FOR TO ALLIANT —VERY IMPORTANT!**

That's not the end of the story. Apparently, the residents living there wanted to keep the post from being chewed up by string trimmers, so they put bright white loose stones around the base of the post. Gravel stones are not allowed in Silverlakes landscaping. Those loose stones become missiles during high winds like hurricanes or when a string trimmer hits them.

If the base of a mailbox post needs to be protected, there are still some leftover paver bricks behind the north Silverlakes sign monument at our entrance. They are free while they last, but prior to using them in landscaping, an ACC request form needs to be sent in for approval prior to installation.

So now the Lake Meadow Drive address is going to receive a violation letter for the white stones around the mailbox post. Please remove those stones and get approval to put some paver bricks around the post. Make sure the compliance form is sent in after completion.

Silverlakes has had several vehicles that were unlocked outside overnight with computers, wallets and other valuables stolen. It's a good thing the thieves did not try to open the garage doors with an opener found on the sun visor. We do not want to see a home invasion here.

There is a Silverlakes resident who is a Realtor working for Denny Grimes. He thinks it's a pretty neat idea to attach his newsletter to the recipients of our Silverlakes newsletter. Don't know how he does it, but there are many Silverlakes residents who do not want to see this happen in the future.

Hopefully, he'll honor those requests and not do so anymore.

There were some recent visitors who used the homeowner's proxy card to use the pool. They opened a pool table umbrella, and when a storm moved in, they left without closing it. The high winds caught the open umbrella and tipped the table over. The umbrella had to be replaced, costing the association \$50. Hopefully, future visitors will comply with the signs on the tables reminding them to close the umbrellas upon departure.

In addition, a renter's child was observed swimming in the clubhouse pool unaccompanied by an adult. A letter was sent to the homeowner, and hopefully, the renter will be notified.

Our CAM has enlisted the aid of wildlife trappers to remove the Muscovy ducks. They will be relocated to a place recommended by Florida Fish and Wildlife.

Residents are reminded of the federal law for Fire Regulations: Trees overhanging the street, FROM THE CURB OUT, must be no lower than 13 feet 6 inches. Homeowners who trimmed earlier in the year may need to do so again.

The audit of Silverlakes 2015 accounts should be completed by week's end.

Once again, I want to thank ALL committee members for all they do for Silverlakes.

*Respectfully submitted by Lauren "Bird" Siegel, president, for the Board of Directors;  
PJ Stratton, vice president; Jane Grethey, secretary; Markus Albrecht treasurer; and Claude Marku,  
legal liaison.*

### **Social Committee:**

With the money raised last month by the musical performance of Meyer and McGuire, Antoinette Cendali was able to purchase 320 children's books! These were donated to the Community Cooperative on Martin Luther King Boulevard. Children who have a meal there will now also take home a special book to enjoy over and over again.

The latest Bingo was held on April 23 with 44 players. There were plenty of free drinks and snacks for everyone to enjoy. A big thank you goes out to Ray Beard for the wonderful job he did calling the numbers. Our next Bingo Night will be held at 7 p.m. on June 23.

**Upcoming Event: The annual BBQ Pot Luck will be held at 6:30 p.m. on Saturday, May 28. The committee will provide hot dogs, sausages, chicken and Sloppy Joes, as well as drinks. The price will be \$5 per person or \$15 per family and a vegetable dish/dessert to share. Please RSVP by calling Patty at 337-2955 or Agnes at 561-9661 by May 26.**

### **Red Hat Review**

On Thursday, April 14, your neighborhood Red Hat Ladies got together at Ginger Bistro for lunch. Our group of 12, an unusually large group for April, carpoled to the restaurant for a delicious lunch. We were some of the first patrons at 11:30, but by noon, the restaurant was filled!

Our server was a pleasant young lady who kept up with our large group very competently. The menu was Asian and very large. When the food arrived, it was noteworthy, and I believe some of the ladies even took a picture of their plates. Because it was fresh, some dishes took a long time to prepare, but that gave us a chance to catch up.

Following lunch, a small group of us wandered over to Burlington Coat Factory to shop for a bit. We definitely had a good time checking out the store, which is in the midst of redecorating.

Next month, we will be going to China Star in Lehigh Acres at Mary Gary's suggestion. We thank this month's hostesses, Joanne and Elaine, for a very good restaurant choice.

### **Sunshine Committee:**

The Sunshine Committee sends greeting cards to Silverlakes residents who are celebrating a new baby, mourning the loss of a loved one or recovering from an illness or surgery.

If you know someone who could use a card, please call Sue Beard at 689-8065 or email her at shadden@comcast.net

The committee relies on YOU to make sure no one is overlooked.

### **Remembering a long term Silverlakes resident:**

Silverlakes extends its sincere sympathy to the family and friends of Jim Anthony who died April 22, 2016 at the age of 89. Jim was a long term resident and a faithful member of the Communications Committee. He delivered the Silverlakes Newsletter door to door when the newsletter first was printed. Jim also volunteered at Lee Memorial Hospital in its business office. Jim's ready smile and helpful hands are missed.

### **Welcome to Silverlakes' newest resident:**

Aaron and April Barney of 11298 Lakeland Circle welcomed their first child, a son they named Max, on March 3 in Health Park Hospital.

Max arrived a week early and weighed in at 8 pounds, 8 ounces.

The Barneys are relatively new residents of Silverlakes. Join us in welcoming Aaron, April and Max to our community.

