



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 Aug. 26, 2015 board meeting.

Homeowners' Forum:

- A Villa owner has a water leak in the roof and asked what the board can do about it. The board is required to replace all the Villa roofs in the year 2020, two years sooner than the old Reserve Study had indicated. The Villa owners are responsible for whatever roof repairs are needed until that time.
- Homeowners observed a 10-foot alligator swimming in the pond near our entrance. This guy was about 2 feet across at his back. The alligator then went up on the back yard of a home across from their residence. A large bird was not quick enough to get away from him, and the bird was snatched up and taken into the pond. A short time later, the alligator was observed coming up out of the water vertically with the bird in its jaws and proceeded to swallow the bird. *Everyone must be reminded these alligators can run up to 45 mph in short bursts, which makes it hard for an unaware person / fisherman to get away from them if they attack.* We all have seen news reports of people in our area losing a limb or worse to one of these beasts. Alligators have a natural fear of humans *UNTIL they are fed by humans.* Then, their fear goes away and they could attack anyone close to them. It has been reported there are some homeowners who are feeding alligators, *which is against Florida law.* The homeowners may not have been threatened by the alligator they are feeding, but a young fisherman may not be as lucky. I urge everyone NOT to feed any alligator. I also urge parents to instill in their children the danger these beasts present to anyone near them. Call Alliant Properties at 454-1101 to report an alligator sighting.
- Griffin Drive will be repaved in the coming months. I will also be checking to see if there are any plans for installing traffic signals on Griffin where it meets Gateway Boulevard and / or State Route 82.
- The board will be getting quotes for replacing our entry and exit gates and for installing traffic arms to work in conjunction with the gates. Once these figures are collected, I will be sending out a survey to all homeowners asking their preferences for future gate maintenance/upgrading. I hope to have the results of this survey by our annual membership meeting in March.

Property Manager's Report:

- Statewide Security issued nine \$100 parking tickets between June 1 and Aug. 26.
- During this same time period, 59 first and 13 second violation letters were sent out, as well as six fine letters.
- Statewide Security has notified our CAM of three streetlights that are not working. FPL has been notified to fix them.
- One of the pool umbrellas is broken and will be replaced.

Committees:

Architectural Control (ACC):

- ACC received five requests. One was denied because the homeowner's paint choice was not on the approved list.

Communications:

- Our current Silverlakes web site is undergoing problems due to the current web host. Therefore, we are discontinuing updating the documents on it. Gene Hogg had been managing the old web site and has since turned over those duties to another volunteer, Jeanne Sabshin. She will be managing our web site with the help of our secretary, Jane Grethey. I wish to thank Gene and Jeanne for all their past, present and future efforts in maintaining our web site. Our new web site is: www.silverlakeshoa.ourhomeassociation.com and the documents on this web site can be viewed without having to sign in. Also, Jane will be checking our posted documents to make sure they are current and expect to have this review completed by our November board meeting.
- Alliant has sent out a contact form with its mailings which will allow Alliant to send information to the homeowners via e-mail instead of through the U.S. Postal Service. This saves our association lots of money. When you receive this form, please fill it out and return it to Alliant. Thanks in advance.

Clubhouse Social:

- No Report

Finance:

- The committee is asking if we feel Silverlakes is getting our money's worth from Statewide Security, since the company is paid quite a bit per year. The board and our CAM feels we are but cautioned we cannot guarantee security with our open areas to our north and south. Statewide's main concerns are our common areas, as well as violations and streetlights out.
- Alliance CAS, our collection agency, has collected year to date \$5,029.15. They are currently working on four cases totaling \$8,551.13. I hope they have continued success.

Fine Appeal Committee:

- No report.

Neighborhood Action Committee:

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

Exercise Room Committee: Via email

- The rowing machine's footrest is broken and six are on order.

Vendor Oversight (VOC):

- There was a new fountain installed in our North Lake. Two more will be installed in 2016.
- Our new security camera system installation is complete. Eleven digital cameras have replaced our nine analog cameras, giving us the ability to capture license plate numbers as well as facial recognition from several different common areas. The old wiring from the gatehouse to the clubhouse has been replaced with fiber optic cables encased in conduit, alleviating the problem with lightning strikes.
- The selection of a painting vendor for the Villas is in progress. The painting will take place in 2016.
- Clubhouse roof leaks are being addressed with First Service. A former leak destroyed the security light in the area of the common entrance. There will be a LED security light installed in that area soon.
- Since the new security system has been installed, the VOC chair, Charles Norris, and I (more Charles than me!) have been updating information in the call box at our entrance as well as the Proxcard information in the card swipe control system. **I want to thank Charles for all the long hours it has taken him to get the new systems up and running.** We are no longer using an outside, contracted business for this purpose, saving quite a lot of our funds. There were forms sent out to all homeowners requesting their Proxcard / key card numbers be returned by Aug. 7. Approximately one-third of Silverlakes homeowners have not returned the forms with their numbers. Those cards will be deactivated until the numbers are provided.
- The two front waterfall ponds' filters are being replaced frequently due to grass clipping clogging them up. A quote was received for replacing the grass with pavers to eliminate the clogging problem. The board felt a lot of filters could be replaced for the \$12,000 it would cost to install pavers.

Treasurer's Report:

- As of July 31, 2015, there were 35 names on the delinquent list. There is one bank foreclosure (Jennings); nine attorney actions; eleven 45-day liens; and 14 who owe \$200 or less for a total of \$54,123. The largest outstanding debt is by a single owner, Jennings, who owes \$31,278. Of the \$54,123 total, \$16,696 are delinquent assessment fees, \$9,331 are legal fees and \$18,105 are as a result of fines.
- Operating Funds total \$231,218 and Reserves, \$494,341. The operating cash balance is unusually high due to first month after assessment payments. Operating funds include mortgage security, \$10,000; advance assessment payments, \$15,000; and bad debt allowance, \$15,000.
- For the first seven months, spending is \$10,000 under budget. Only Villa ground expense is overspent by \$1,200 due to irrigation repairs. The main contributor to reduced spending is legal fees, which are \$5,400 below the January through July budget allocation.

- The revised reserve study has been reviewed, and the findings will be incorporated into the 2016 budget. A budget workshop was held with Alliant on Tuesday, Aug. 25. The board will discuss the 2016 budget at the September meeting.
- The original cost estimate to replace the Silverlakes security camera system was \$25,000. The actual cost for the cameras was \$28,070. Since wiring needed to be upgraded to support the new system, a further cost of \$10,878 was incurred for a total of \$38,948.
- Initially, \$25,000 was transferred from operating funds to HOA reserves, leaving the additional cost to be financed at \$13,948. The board authorized the transfer of \$14,000 from HOA operating to HOA reserves to pay for full funding of the security camera project from reserves.

Legal Issues:

- There was a communication from our attorney. He reminded us of the issue with the home that was in mortgage foreclosure (11250 Lakeland Circle) when the case was dismissed. He explained that it might be possible to cancel the mortgage after a five-year statute of limitations based on some recent court decisions. The issue is now in front of the Florida Supreme Court. Depending on the outcome of the decision, the HOA may be able to wipe out the mortgage. Decisions from the Supreme Court take a long time, so we will have to wait and see. He will keep us informed. If the court's decision is favorable to HOAs, we may be able to eliminate that eyesore from our neighborhood by taking title, fixing it up and selling it to a responsible homeowner. Time will tell.

Rental Tracking:

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

New Business:

- A Drainage Easement Agreement was delivered to me by Lennar concerning the North Silverlakes Drainage Retrofit project. Our attorney has looked it over, and everything is in order. I have met with Lennar's vice president and WCI's engineer, who walked the easement with me. I had been questioning the need for a large drainage pipe along our entire northern boundary when there is already a larger one just on the other side of the recently planted Colusa bushes. I had wondered if there were some low areas along that line, a small swale might drain those areas through those bushes into the larger swale and drain pipe already there. Both Lennar's VP and WCI's Engineer agreed with me on that point. They also agreed with me about the necessity of the proposed drainage retrofit piping being needed along just the northwest area of Silverlakes' northern boundary, involving just one or two Silverlakes properties. They are going to propose these thoughts to the "powers-that-be" for their approval. They will get back with me when that decision is made.

The next HOA Board meeting will be held Sept. 16, 2015.

*Respectfully submitted by Mr. Lauren "Bird" Siegel, president, for the Board of Directors:
Vice President, vacant; Jane Grethey, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison*

Gateway Ponds Work Group:

Special thanks to Jim Wisniewski, Ritchie Grethey, JoAnn Tucky and Gerta Kastl for representing Silverlakes at the Ponds Works meetings held at the water management service offices with Ed Tinkle and his committee. Hopefully this group will define specific action steps to better control the weeds and algae in the Silverlakes ponds.

Congratulations:

Congratulations to Peter Suckow, former HOA Board member. His long journey of school is over, and he is now a licensed Physical Therapist Assistant. He is now employed with Sports Specialty and Rehab in Lehigh. Peter did one of his clinical internships at their Metro office and they called and offered him a job. His hard work as a student has paid off!

Sunshine Committee:

The Sunshine Committee sent out just two greeting cards this summer. We know there must have been many more Silverlakes residents who could have used some sunshine in the form of a card. If you know someone who is mourning a loss, is under the weather, has welcomed a new baby or could use a card for any other reason, please email Sue Beard at shadden@comcast.net or call her at (239) 689-8065. Thanks! The Sunshine Committee is one of the many, many reasons that Silverlakes continues to be such a great place to live.

Red Hat Review

Ten Silverlakes Chapeaux Rouge members ventured over the river on Thursday, July 9. We don't often go to North Fort Myers, but our hostess for the month, Lois, chose 3 Fishermen Restaurant for our location. They set us up at a long table adjacent to the windows, which were actually garage doors that could be opened in nice weather. We had a beautiful view of the river and Downtown Fort Myers. The menu offered so many seafood dishes that it was difficult to choose. There also were several land-lubbers' choices, so everyone found something to their liking. If you are a lady of 50 years or better, we'd love to have you join us. Please contact Jan Wold, Queen Mum, at (239) 849-5184 for more information.

On Thursday, June 11, some 11 Red Hatters and two guests enjoyed a High Tea at our clubhouse and was a surprise 80th birthday party for Elaine Reynolds. We were delighted that both her twin sister, Eileen, and her daughter Darlene were able to join us. Our hostess was Marilyn Steiner, who did a wonderful job of putting the tea together. Three tables were set with different cloths and china, and each table had a vase of white, red and purple flowers. Everything looked beautiful! The food was prepared by members and was set up on tiered servers and footed plates. We enjoyed Presecco as we socialized before tea and helped ourselves to goat cheese and cucumber sandwiches, deviled eggs, salmon mousse cups, chicken salad sandwiches, muffins, three varieties of scones and two kinds of tea. Dessert was strawberries and cream and chocolate fudge birthday cake. Thank you, Marilyn, for such a fantastic job!

Silverlakes Chapeaux Rouge didn't have far to travel in August for our monthly meeting. We met at our clubhouse for a pot luck salad luncheon, followed by a game. Our ladies amazed us again with their culinary prowess! We enjoyed deviled eggs, quinoa, pasta, veggie, fruit and chicken salads, as well as mini muffins and yummy dessert. After a leisurely lunch, we played Red Hat Bingo. Everyone had brought five wrapped prizes, each valued at \$1 or less. By the time we finished, we all had won multiple prizes, all of them very thoughtful. Our grand prize winner was Sue Beard, who got to take home a glittery ring holder in the shape of a high-heeled shoe — purple, of course. Our next event will be held Thursday, Sept. 10, hosted by Sandy Von Zittwitz.

Social Committee:

Pizza and Ice Cream Party - On Aug. 23, families got together at the clubhouse for a wonderful party. For three families, it was their first time attending an event in Silverlakes. The children introduced themselves and almost immediately started playing. They all had a good time with lots of pizza & ice cream and plan to attend future events.



Bingo Night at the Clubhouse September 3rd. Maryanne Eppich was the big winner for the evening.



Looking Ahead

- **Italian Pot Luck** - Our annual Italian Pot Luck dinner will be held at 6:30 p.m. Friday, Sept. 11. Please reserve by calling Patty at (239) 337-2955. Donations are \$5 for adults and \$3 for children. When calling to confirm your reservation, please let Patty know what food you plan to bring... appetizer, salad, vegetable or dessert (all with an Italian theme). Wine, soft drinks, and water will be available. You may bring drinks for your own consumption.
- **Community Garage Sale** - Our next sale will be held from 8 a.m. 'til noon on Oct. 24. There is a \$5 per household charge to pay for the security guard at the entrance.

November will be a very busy month!

- **Thanksgiving Pot Luck** will be held Nov. 13.
- **1950s Theme Dance** will be held Nov. 21.
- **Holiday Decorating** is scheduled for Nov. 29.

In addition, we are looking for people to join the Social Committee who would like to help run events for children. If you are interested, please contact the Social Committee chairman, Ana Amaral, at ama6258@gmail.com