



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 Feb. 18 board meeting:

Homeowners' Forum:

- Clubhouse rental requires a \$245 deposit. Why so high for a resident in good standing? The board is looking into the possibility of using a credit card, much like when booking a hotel room.
- Concern was expressed about our south lake, Lake 89, turning into a swamp. A meeting was held Feb. 25 at the clubhouse to address everyone's concerns. (See report later in the newsletter.) In the interim, I offered the following: From the lake's high water line up 20 feet to the back yards, the slope is about 3 to 1, one foot drop in every 3 feet of travel. At the high water line, this slope continues out into the water about 10 to 12 feet. At that point, the slope changes to a 2 to 1 slope down to the lake bottom, usually 18 to 20 feet in depth. This slope is required by a developer's code so all Storm Water Retention Ponds, what we call lakes, are required to be built in this manner. The littoral vegetation (most is called "Spike Rush") cannot grow in those depths, so there will always be open water in our lakes.
- The VOC committee was complimented on our new fountains. They look GREAT!
- An update was requested on the new hedge WCI has installed along the north boundary of Silverlakes. There is now a swale along there with large black pipes sticking up every two and a half Hampton Park lots that will be cut down so drainage grates can be installed at their locations. These will help storm water drain into the new lake that was dug at the northwest corner of Lakeland Circle. There has also been a row of bushes planted with irrigation piping along the Silverlakes side of the swale. They are Clusia bushes that will grow to 12 to 18 feet high and really bush out to help form a nice barrier along our back yards. More info about them can be found at www.south-florida-plant-guide.com and search for Clusia.
- There has also been an issue with water pooling during heavy rains around the northwest corner of Silverlakes in the Gateway easement and adjoining properties. Lennar has had its engineer working with WCI's engineer to provide drainage in that area. They have come to an agreement on the design and are just waiting for the permits before completing the work there. The stakes with the orange streamers in your back yards is where your back property line is. From there to the new bushes is owned by WCI who has granted an easement for utilities to Gateway. Either WCI or Gateway is going to keep the utility easement mowed.

Property Manager's Report:

- There were four parking tickets issued between Jan. 14 and Feb. 18, some for parking on the grass or commercial vehicles parked overnight.
- Eighty-five first and eight second violation letters have been sent out, along with two fine letters for dirty roofs.

Committees:

Architectural Control (ACC):

- ACC received 13 requests, two of which were denied.
- Building plans have been submitted for the vacant lot on the southwest corner of Lakeland Circle.
- Wording is being developed to require that tree branches overhanging the streets be no lower than 13 ½ feet as mandated by the Fire Code. The rule will be added to our Community Standards.
- A letter is being sent to a lakeside residence who is building an unapproved outside bar/kitchen asking that the owner cease construction until a formal request form is submitted.

Communications:

The addition of the Silverlakes website address to Alliant's welcome letter was approved.

Clubhouse Social:

- The Feb. 7 family breakfast buffet was well attended.
- Attendees at Casino Night from 7 to 10 p.m. Saturday, Feb. 28, are encouraged to bring a can of food for donation to the Harry Chapin Food Bank.
- The next pot luck dinner will be held March 13 celebrating St Patrick's Day.

Finance:

- A listing of properties/owners with which Alliance CAS is working was presented, totaling \$11,680.67, mostly for fines.
- As of the end of January, there is a total of \$55,882.45 owed to our HOA. Our treasurer will follow up with Alliant to turn over accounts owing \$600 or more to Alliance CAS, our collection agency.

Fine Appeal:

Four appeals were received this past month. Two fines were imposed, one is pending further information and one was determined to have been issued in error and was reversed.

Green Thumb:

Twila Salyers, the current chairperson of the Green Thumb Committee, is now on the VOC committee. She and the VOC chair, Charles Norris, would like to combine her committee with the VOC committee. Charles will work on combining the Green Thumb committee's responsibilities into his committee. Twila will be responsible for overseeing the landscaping company's work on our common areas. She will be present for next week's wet test of our common area's irrigation system. There is currently too much water spraying on the Queen Palm trees, causing mold build-up on their trunks. Queen Palms are susceptible to disease, which is spread by trimming when certain harmful particles become airborne. The white petunias in the center entry island will be replaced during the first week of March.

Neighborhood Action:

At the recent reorganization meeting, Stuart Sabshin was elected as the chairperson. See Stuart's recap of the meeting later in this newsletter.

Exercise Room:

- The new equipment orientation meeting presented by Commercial Fitness was attended by 20 to 30 residents.
- The optional accessories for the functional trainer are on order. Two 8-pound dumbbell weights are also on order.
- With 75 percent of the exercise room equipment under warranty, Tropic Gym Tech's maintenance contract will be terminated.
- Four broken bench wheels are on order.

Vendor Oversight (VOC):

- Two new fountains were installed in the lake viewed from the entrance.
- Acoustic panels for the clubhouse ceiling costing approximately \$6,000 will be considered for the 2016 budget.
- Upgrading the clubhouse ceiling lights to LEDs is being worked on.
- The committee is looking at what funding may be needed in the future for inclusion in the reserve study by the end of April.
- Four companies have been evaluated for upgrading our security camera system. The recommended company is Safety Signal Systems at a cost of \$28,070.16. This is a digital system, which will provide facial recognition and zoom capabilities. It also uses high speed Internet which will require upgrading our present WiFi system. The cost of this camera system will come out of the Reserves.

Legal Issues:

There will be a future Board/Attorney Meeting to discuss several Silverlakes properties.

Treasurer's Report:

- As of the end of January, there were 48 names on the delinquent list, one bank foreclosure, two HOA lien and lien foreclosures, nine attorney actions, 17 14-day liens and 18 who owe \$300 or less. They total \$55,991, of which one owner owes \$29,288.
- The HOA will send letters to those owing \$300 or less.
- Operating funds total \$241,052 and Reserves \$482,180.
- January spending is right on budget.
- The account for Villas Maintenance/Roof Cleaning has been underfunded for three years. This error was missed by prior and current boards, treasurers and finance committees. The Villas' roofs were last cleaned in August 2012 and are in need of cleaning now at a cost of \$4,410. It was suggested a special assessments of \$315 per Villa be made to them via a letter signed by the board president. I did not think the Villas should have to pay for the board's error and the subject was tabled for further, future discussion. Since then, through the diligence of our treasurer, Markus Albrecht, and the coordination of

Alliant's Director of Accounting, a solution has been found. Using the unallocated interest of the Villa reserve accounts, the Villa roofs can be cleaned leaving a small overdraft of \$30.81, which is negligible. I am very grateful to Markus for finding this solution. Thank you, Markus! He is also working on a solution for the under collection of the cleaning funds.

Rental Tracking:

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

Reaffirm Board Decisions:

There were none at this time.

New Business:

The Silverlakes Collection Policy was deemed to be correct by the board.
The Social Committee requested an increase in its budget amount, which will have to wait till a future date.

Meetings:

The Annual Membership Meeting will be held at 6 p.m. March 18.

The next monthly Board of Directors meeting will be at 6 p.m. April 15.

There is an opening on the board of directors, and there have not been any letters of intent received at Alliant. If you would like to get more involved with our beautiful community, just contact our CAM or any board member.

SEND IN YOUR PROXY

Each homeowner was recently mailed the information about the upcoming Annual Membership Meeting, scheduled for 6 p.m. Wednesday, March 18, at the clubhouse. Please vote on the three required statements and return your signed proxy. We will need the required 30 percent returned in order to hold the meeting.

You can mail in your signed proxy, OR drop it, sealed and signed, in the drop box at the front door of the clubhouse OR bring it to the meeting at 5:30 p.m.

Red Hat Review:

On Thursday, Feb. 11, 10 very well-dressed Red Hatters drove to La Grotta Italian Grill just off Daniels near Interstate 75. We were ushered to a far corner of the restaurant, where a large table had been set for us.

While waiting for drinks and lunch, we had lots of lively discussions. When lunch came, we received plates and bowls of beautiful and delicious presentations. While there were a few to-go boxes, most of us enjoyed every bite of our lunches. Our thanks go out to Fran DeRonne, who was this month's hostess and made such a great choice of restaurant.

Our hostess for next month is Lana Knabe, and we look forward to her choice as well.

If you'd like to join in the fun, contact Queen Mum Jan Wold at 225-0757 or 849-5184.

Sunshine Committee:

The Sunshine Committee mailed out two cards in the last month, both of them sympathy cards, but we have a feeling there were others who could have used a little cheer.

The Sunshine Committee sends cards to Silverlakes residents who are under the weather, in the hospital or have suffered the loss of a loved one. We also send cards to new parents. However, we can't be everywhere, so we rely on YOU to share the information with us. If you know someone who needs a card, please call Sue Beard, the chairman of the committee, at (239) 689-8065 or email her at shadden@comcast.net. Help keep Silverlakes the wonderful community we all enjoy!

News from the Social Committee:

The Social Committee began 2015 with a Formal Masquerade, a new event for Silverlakes. The clubhouse was elegantly decorated in black, white and gold, and as people arrived in their best formal attire and lively masks, they posed in front of a golden curtain to be photographed by Steve and Mary Ann Dobson. There were wonderful finger foods and desserts for everyone to enjoy. Artie and Antoinette Cendali kept the music playing all evening. Prizes went out to the best "statues" and dancers. Everyone said they enjoyed the event.



Our next new event is the Casino Night from 7 to 10 p.m. Saturday, Feb. 28. A description of this event will appear in the next newsletter.

Upcoming events include our annual St. Patrick's Day Pot Luck on March 13. Reservations may be made by calling Patty at 337-2955 or Prudi at 791-8663. Call early ... you won't want to miss out on our corn beef and cabbage dinner! Tickets for a 50/50 drawing will be available. Our next Family Buffet Breakfast will be held from 8:30 to 10 a.m. on March 21. This is a *very* popular event, so be sure to make your reservation as soon as possible by calling Cindy at 204-9855.

Littoral Vegetation and Lakes:

On Feb. 25, a presentation/discussion on the benefits and requirements of littoral vegetation in our lakes and other storm water ponds was held in the clubhouse with 23 people attending. An informational power point presentation was given by Karen Bickford of Lee County Natural Resources.

Elle Harris, Natural Resources Supervisor, Parks & Recreation Gateway Services, CDD opened the meeting for questions. Elle said a committee representing each subdivision in Gateway is being formed. This committee will be establishing standards and setting maintenance schedules for each pond in Gateway. Three Silverlakes homeowners present expressed their willingness to be a part of this committee. Elle will notify the Silverlakes community through our HOA President, Lauren Siegel, of meetings and further information.

Neighborhood Action Committee:

The Neighborhood Action Committee met Feb. 11 and reviewed the list of actionable items from the board's objectives for the committee. After the review, the committee decided to focus its attention on three of the goals. First was perhaps the easiest to achieve, that of keeping a log of the homes for sale in Silverlakes and reporting the monthly findings to the board.

The second item was a food drive. The third item, and perhaps the most difficult to achieve, was the resurrection and melding of the Neighbor Helping Neighbor and Elder Check-In programs. This activity would require a much larger group of individuals than those represented at the meeting. The concept for both of these activities developed some interest in the community; however, the actual implementation apparently did not achieve the desired effect.

Therefore, we are inviting all of you to join us on Wednesday, March 11, at 7 p.m. in the clubhouse to begin the discussion on the ways and means of instituting this goal. Our concept is that residents who are in need of assistance (could be a new mother, could be someone who just had surgery, or could be an elderly single or couple who just want someone to periodically stop in to make sure they are OK. Could also be someone who needs a ride to an appointment or to go shopping) would contact the chairperson via email, phone call or in person to request assistance.

The chairperson would then reach out to the network of volunteers to find someone who was available to take on the request. The chairperson would then share contact information between the two and the requested assistance would be accomplished. We think this is a great concept; however, it is going to take you to be willing to get involved! Please join us on March 11 at 7 p.m. If you are unable to make it but would be willing to volunteer as a helper/, checker/driver please contact Stuart Sabshin, chairperson of the Neighborhood Action Committee, via email - ssabshin@gmail.com, via phone at (239) 400-3168, or in person at 13020 Shoreside Court.

DATES TO REMEMBER

March 11: Neighborhood Action Committee, 7 p.m.

March 13: Annual St. Patrick's Day Pot Luck. Call Patty at 337-2955 or Prudi at 791-8663 to make reservations.

March 18: Annual Membership Meeting, 6 p.m.

March 21: Family Breakfast Buffet, 8:30 to 10 a.m. Call Cindy at 204-9855 to make reservations.

April 15: Silverlakes Board of Directors meeting, 7 p.m.

(See next page for the HOA Organization Chart)

Silverlakes HOA Organization Chart

www.silverlakes-hoa.org

February 28, 2015

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