



# Silverlakes News

## **From the HOA President:**

In keeping with the Silverlakes-Gateway HOA Board of Director's commitment to open and honest communication with the membership, I offer the following comments on the Feb. 17 board meeting:

To give our homeowners a better understanding of our financial status, the treasurer's report was moved up on the agenda.

The board was advised not to carry a "Bad Debt Account" for the Villas, as there is no bad debt in the Villas. The funds in the bad debt account have been moved into a "Villa Equity" account. Those funds were sufficient to repay the HOA funds that were used to cover the overrun on maintaining the Villa irrigation system during the previous year. Therefore, there is no longer a need for a special assessment to the Villas to make this repayment. The remaining funds will be used to cover any future budget shortfall.

As of Jan. 31, there were 38 names on the delinquent list. There were no bankruptcies or bank foreclosures; one lien foreclosure; eight attorney actions; fifteen 45-day liens; and 14 who owe \$200 or less. The largest outstanding debt is by a single owner, Jennings, who owes \$33,310. At least 13 owners have not yet paid their quarterly assessments. Operating funds total \$226,067 and reserves, \$543,607. Operating funds include mortgage security, \$10,000; bad debt allowance, \$14,800; prepaid assessments, \$5,500; Villa equity, \$5,500; regular expenses for February and March, \$70,000; and clubhouse deposits, \$1,200,000. Free cash as of Jan. 31 totaled \$111,000. That amount should keep the HOA on track for a free cash balance of some \$90,000 by the end of 2016, per the budget forecast. Spending at the end of January was \$1,290 higher than budgeted because of gate and fountain repairs and higher utility costs.

## **Committee Reports:**

1. The **Architectural Control Committee** received 11 requests, and all but one were approved.
2. The **Finance Committee** still has no chair and is looking for a resident to step forward. Gene Hogg, a member, reported on the committee's Feb. 16 meeting, at which the main purpose was to gather information as to what types of expenses are charged to specific accounts. The committee was appreciative of Treasurer Markus Albrecht's input to the discussion.

It was noted the HOA membership voted to level load the HOA Reserves for the years after 2008. The Finance Committee feels the board did not comply with this directive in 2015, nor does the current budget include such action. The committee recommends that improperly collected monies be immediately refunded to Silverlakes homeowners and that level loading be implemented ASAP.

Alliant's accountants, Alliant CFO John Spina and Reserve Advisors disagree with handling level load for HOA Reserves as presented. It is against Florida law to zero out reserves, and to go from zero to \$95,000 in the next year is not advisable. It was noted the current treasurer is handling the budget the same as the prior treasurer. Our CAM, Bonnie Hapner, was asked to schedule a special member meeting for March, prior to the membership meeting. It was also asked that CFO John Spina and reserve advisors be present to help explain

their disagreement.

3. **Exercise Committee:** The board asked the committee in 2013 to look into replacing the carpet in the exercise room. Then, as well as now, the committee determined that a black rubber mat with colored flecks to match the wall would be best. This rubber mat is good for approximately 15 years. A bid from only one company has been obtained for three different rubber mat thicknesses. Jim and his committee will secure additional bids. While the rubber mat is being installed, the exercise equipment will be moved into the clubhouse main room and the exercise room will be unavailable for several days.

4. **Vendor Oversight Committee:** Vertex estimates the new lake fountains will be installed in three weeks. The old fountain in South Lake has a broken timer and is running 24 hours per day until it is replaced.

The most recent clubhouse roof leak will be repaired by First Service at no charge. The committee met with Alliant's repairman and scheduled the clubhouse ceiling painting to begin after getting an all clear from First Service on the roof repair. The repairman replaced the broken toilet in the women's standard stall, replaced the toilet seat in the women's handicapped stall, replaced the toilet paper dispenser in the men's restroom, repaired the LED fixture in the clubhouse ceiling and will replace the exterior light fixture at the southwest entry to the fitness/pool area.

The surplus pavers are slowly being removed from the pile behind the north monument wall. These pavers are available to our community, free of charge. If a homeowner plans to use them at their home in an area visible from the street, they must first get ACC approval.

The committee is conducting on-site review of our gate issues and preparing to request recommendations and proposals from gate vendors/specialists. They decided to review all proposals, and then decide which recommendations they favor and then re-bid those specs to all vendors for the best price. At this time, they intend to keep and repair/renew the aluminum gates.

The HVAC vendor has not been out to maintain our units since June 2015. Steve Dobson will work through Bonnie to get the vendor out for service.

Twila will reinforce with Rodgers Landscaping the procedures for cutting/edging grass around the waterfall pools to reduce debris in the pools. The pools need to be cleaned and repainted. They will get bids from pool vendors to clean the pools and the stone walls around the waterfalls.

The paint project for the 14 Villas started with pressure cleaning and patching. The actual painting should now be under way.

Thanks to the VOC team for its continued service to Silverlakes and a special thanks to Dan and Judy Dobson for cleaning the entrance monument walls and planters.

The Board wishes to thank all the committee members for volunteering to help to keep our community looking as beautiful as it can be. THANK YOU ALL !!!

Currently there are 28 rentals and several more that are not in compliance with our documents.

### **Property Manager's Report:**

Since the last board meeting, Alliant's call center received a couple of hundred calls. The top three categories were questions regarding Community Standards, Rules and Regulations, exterior appearance, lawn maintenance and mailboxes. There were also 103 first violation letters sent out. Included with each letter is a compliance form to be completed and returned to Alliant. If the property owner needs longer than 30 days to comply, the request for an extension should be made on the compliance form when returning it to Alliant. There were also 13 second violation letters and three fine letters sent. The three fines were for lawn, house paint and excessive weeds on the property. All three were read in detail and the board approved the fines through recorded motions.

### **Homeowner's Forum:**

A homeowner on one of our lakes presented a lengthy discussion regarding Silverlakes' ponds, Gateway Services responsibilities, CDD requirements and Lee County requirements. It was recommended he attend the Storm Water Retention Pond working group meeting on Monday, Feb. 22, at the Gateway Services building.

Gateway has the responsibility for managing all 69 lakes in Gateway. The Working Group and GSD should be able to answer all his concerns.

A group of homeowners asked the board in January about building a bocce ball court. They surveyed the neighbors bordering the Circle Park area (southeast corner of Lakeland Circle); six of the seven were in favor, and one was not. They received four estimates from construction companies, but all via telephone, as none has been out to view the site. Verbal bids range from \$3,700 to \$14,290. Those amounts are too high for the board to consider. The ad-hoc committee was asked if they are willing to do the work, providing liability waivers are signed. They are. They were asked to obtain definite prices for materials, etc. A special mailing will then be sent asking for membership votes.

A homeowner was late with her first quarterly assessment and received a letter from Alliant for a \$25 late fee, as well as for a \$65 administrative fee. It was stated our documents regarding assessments do not say anything about a \$65 administrative fee. Many in attendance feel this is excessive. Bonnie said the \$65 administrative fee is standard, but she will take the concerns back to Alliant.

The annual membership meeting is March 16, when elections will be held. Only Lauren Siegel and Markus Albrecht have submitted letters of intent to remain on the board. The time period for submitting a letter of intent is now closed.

Markus Albrecht addressed the group, noting the board gets blamed for certain issues - and sometimes in an aggressive manner. The board has been chosen by the homeowners to do work for Silverlakes and is not an "enemy" of Silverlakes residents, he said. Board members are homeowners just like everyone else, he noted, volunteering and working to make the community the best it can be.

Markus Albrecht noted some issues brought forward by residents are not within the control of the board. He made an appeal for residents to serve by volunteering to be on a committee or run for a spot on the board next year.

The next board meeting will be held April 20 after the annual membership meeting on March 16.

*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.*

## **Red Hat Review:**

In January, 10 Silverlakes Chapeaux Rouge members bundled up and drove to Bonita Springs to explore the Koreshan Site. The tour was headed by a docent who took us first into an original building for a lecture. Following that, we toured some of the property where the Koreshans worked and lived.

There was lots of interesting information and sights to see – the tour took more than an hour and could have lasted longer. The Koreshans established a self-sufficient community in the late 1890s, with libraries, homes, bakeries, guest cottages, a general store, machine shop and much more! Very interesting place! Thanks to the hostess, Sue Beard, for the wonderful suggestion!

Following that, we drove even farther south, to Lapas, a Costa Rican and American bistro. The food was exotic and delicious, although those of us less adventurous could choose a burger.

In February, 15 well-dressed ladies met at Trattoria Mia on Daniels at Plantation. It is a fresh Italian restaurant — no frozen food here!! Lunch, of course, took a bit of time, and consequently, the group got into some very animated conversations! When lunch arrived, the noise level dropped to nearly zero as we all admired our meals.

The food was delicious, and well presented. Our server was working only her second day, so there were a few minor blips, but once we were all served, we definitely enjoyed our lunch! Marilyn chose to plan this month's event, but unfortunately, couldn't attend herself!

Our March event will be tea at the clubhouse, an event that's always looked forward to by all. If you are interested in being part of our group, please call Queen Mum Jan Wold at 849-5184.

## Social Committee:

February began with our **Family Breakfast** which brought out 77 people to enjoy a wonderful breakfast at our clubhouse. Orrie and Cindy Mason, along with their helpers, always do a fantastic job!



Thirty households participated in our **Garage Sale**. We also sold baked goods, coffee and bottled water for all who were hungry and thirsty. The homemade goodies were the best! At noon, Ana Amaral, Jayna Aldrich and Donna Marchetti collected clothing in the clubhouse parking lot. They then delivered 18 bags of clothing to **ACT**, which focuses on protecting, supporting and educating victims of domestic violence, sexual assault and human trafficking.

### **The Second Annual Casino Night Fundraiser,** held Feb. 20, was

again a huge success, raising \$355 for the Harry Chapin Food Bank. The clubhouse was transformed into an exciting casino in which to play Poker, Blackjack, Roulette and The Big 6 dice game.

Besides playing, most people also enjoyed hot dogs, chips and desserts as they socialized with friends.

For only \$3, players received \$300 in chips! At 9 p.m., players traded in their chips for tickets in the hopes of winning one of the 47 prizes.



We are very grateful to the businesses in and around Gateway that donated gift cards: Beef O'Brady's, Bellissimo's, Best Friends Animal Hospital, Bill's Buffalo Wild Wings, BJ Brewery, Chili's, First Watch, Gateway 7-Eleven, Golf Pro Shop, Il Primo, Jus and Jerk, Michelina's, Pack N Ship, Panera Bread, Paint 'n Party, Bass Pro, Publix, Rib City, Starbuck's, Subway, Sun Harvest, and Two Meatballs in the Kitchen.

Residents who contributed prizes: the Amarals, Beards, Eatons, Marchettis, Paquins, Walkers, Woods, Ms. Farmer and Mrs. Tuckey.



Due to everyone's generosity, the social committee also was able to donate non-perishable food along with the \$355 and cash to the Harry Chapin Food Bank!

A huge thank you goes out to all of the hard-working volunteers, especially Artie and Antoinette Cedali and Carol Walker who ran this event.

**Upcoming March Events:** Please write these dates on your calendar.

March 11 @ 6:30PM	St. Patrick's Day Pot Luck	\$5.00 and dish
March 19 @ 8:30AM	Family Breakfast	\$5.00
March 23 @ 7:00PM	Folk Singers - Fundraiser	\$5.00
March 26 @ 10:00AM	Easter Egg Hunt	Free for children under 13

We will be accepting Easter egg fillers (candy and small toys) and stuffed animals. These items may be dropped off at the clubhouse on any Monday, Tuesday, or Thursday evening at 7:00PM. We also need someone to wear the Easter Bunny costume.