



Issue 2015-1

<http://www.silverlakes-hoa.org>

January 2015

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Directors commitment for open and honest communication with the membership, I offer the following comments on the 14th & 21st January 2015 Board Meetings.

Special HOA Meeting on Reserve Funding:

There was a special meeting on Wednesday, 14 January 2015 where our Management Company's CFO, Mr. John Spina, gave a presentation on how our association's finances work. We have Operating Accounts and Reserve Accounts, in which our quarterly assessments are placed. As determined by our annual budget, a set amount is transferred from our Operating Accounts into our Reserve Accounts on a monthly basis. The Reserves have a listing of our Capital Assets, such as our roads, Clubhouse, Gatehouse and other identified asset items. Our Reserves are further categorized into HOA and Villa classifications.

There are two methods by which reserve accounts can be handled. One is a Component Reserve method and the other is a Pooled Reserve method. The Reserve lists all the items identified that will need replacement / upgrading in the future based on the item's life expectancy. In a Component Reserve, individual pockets of funds are set aside for each asset item in the list based on the item's anticipated future need. The funds can only be used for the specific individual asset item identified. In a Pooled Reserve, the funds can be used for any item identified in the listing whenever the funds are needed, as long as the Reserve balance does not fall below zero. Silverlakes has Pooled Reserves so funds needed for any one asset item can be taken from the reserve pool as needed. Mr. Spina noted that our Reserves and Operating Accounts are in a very healthy state and that there is minimal anticipated need for any future special assessment. There have been several positive comments on how informative this meeting was.

January 2015 Regular HOA Board Meeting

Homeowners Forum:

- A comment was made concerning the entrance flowers not looking as well as they have in the past. Reply: The Pondella plants had overgrown the area and were removed. The roots now need to be removed so other bushes can be planted in the area. Also our former landscaping company had not been living up to their contract. We now have a new landscaping company and it will take time to correct the shortfalls of the previous company.
- A returning snowbird resident could not gain access at the gate due to the access code being changed. She had not been notified that the code had been changed. Reply: Some of the access codes have to be changed periodically due to misuse. The code being used that night was the Realtor code, which was changed. Our residents should be using the Residents code instead of the Realtor code. The audience was given the Residents code that can be used 24/7. In an effort to keep our gate codes from being publicized, we ask everyone to safeguard the codes. The codes can be obtained from the property manager or me.
- A resident received a late notice, which she felt was harshly worded. Reply: A legal notice must be stated in a direct manner. A cover letter will be developed that will accompany future notices.
- The left exit gate repair is rubbing on the support post and should be fixed. Reply: TEM will be notified to make the proper adjustment since the mounts have been changed recently. It also may be necessary to install a Jam Nut on the hinge bolt to lessen its movement during use.

Property Managers Report:

- There were several homes receiving violations / fines which were confirmed by the Board.
- There was a listing produced during the October meeting which has been examined. Most of the items on that list have been corrected. The others will have letters sent to them.

HOA Committees:**Architectural Control (ACC):**

No report given.

Communications:

Newsletter info needs to be in by Monday, January 26th.

Social Committee:

No Report.

Fine Appeal:

Nothing to report.

Green Thumb:

No report given.

Neighborhood Action Committee:

No report given.

Vendor Oversight:

- Vertex Water Features will start replacing our water fountains in a couple of weeks.
- Three bids were received for the security camera upgrade. Each company has a different way to meet our committees' requirements so each one will have to be interviewed again. Should have a recommendation soon.
- Landscaping Vendor replacement. Rodgers Landscaping has been chosen and positive results have already been seen.
- Gatehouse and entrance median electrical issues; Young's Electrical Contracting has been chosen, provided their center median trial lighting is satisfactory.

Exercise Room Committee:

- All users have praised the room's new equipment and arrangement. **There will be a one-hour demonstration on the proper use of the equipment on February 3rd at 6:30pm by Commercial Fitness.**

Legal Issues:

- 11091 Lakeland Circle: A check for \$3818.30 has been received paying the account owed in full.
- 13020 Lake Meadow Drive: A check for \$2628.36 has been received satisfying the Estoppel letter. The prior owner still owes a large amount.
- 11250 Lakeland Circle is a complicated issue and the board will meet with our attorney in February to discuss.

Treasurer's Report:

- There are 31 names on the delinquent list which now totals \$74,023. Of this amount, just two debtors owe \$53,223. Last year, we had to write off \$55,773 of bad debts.
- As Alliant had pointed out in the January 14th meeting, our bank accounts ended the year very healthy. Our Operating accounts total \$208,725 and our Reserve accounts total \$472,176. We are doing much better than other communities.
- We stuck pretty close to our Budget, ending the year 1.1% over which is considered acceptable. The culprits were Utility and Grounds expenses.
- According to our present Reserve Study, our HOA & Villa reserves are slightly underfunded.

Rental Properties:

- We have 27 known leased properties, the same as the last two months. We are addressing several other homes not following the HOA's Lease Application Policy. [The Board would like anyone who knows of a rental property to contact the board. That will help us identify the rentals not following our procedures.](#)

Reaffirm Board Decisions:

- The Board had discussed several issues via e-mail since the last meeting. The Board reaffirmed Roger's Landscaping for our common areas and Villas and dismissed an erroneous parking ticket, which they reaffirmed at this meeting to comply with the FL Sunshine Law.

New Business:

- The Board discussed and approved writing off \$21,899 (assessment, fines and interest) due to the Safe Harbor and Bankruptcy of 13020 Lake Meadow Drive. This action has no effect on our budget or cash on hand but will settle the account with the new owner so we can get a dues paying owner on this property.
- Ed Frost and I met with Representative Heather Fitzenhagen to present our displeasure with the Safe Harbor Law. We asked her to look into setting a time limit on the amount of time a bank can use this law. The Board approved sending her a letter on this subject to further back-up our meeting. Alliant will send it out to her.

Silverlakes Web Site Note:

The www.silverlakes-hoa.org web-site has lots of detail information regarding our community and you should be able to find answers to most, if not all, of your questions regarding our HOA. Access to HOA data is no longer restricted. **No log in required to access site.**

- The Board received the rewording of Rule 29 back from the attorney and was reaffirmed for implementation, allowing renters to use the gym.
- Three bids were received for accomplishing a new Reserve Study. The Board approved going with Reserve Advisors. A committee was formed to work with them.
- A letter was received asking for a review of the prepayment amount for renting the Clubhouse. Several suggestions will be looked at for the next meeting.
- The board suggested we have an Audit for 2015, as it has been several years since we've had one. A suggestion from the audience, which the board approved, is to have the association members vote yay or nay for an audit. That wording will be on the March Proxy letter sent out in February along with the cost for an Audit.
- There will be a **position open on the Board of Directors** after our March Annual Membership meeting. In January's mailing from Alliant, there was application information in it for any unit owner to express their desire to be a candidate for the open board position. The candidate information needs to be returned to Alliant by **February 6, 2015**. All owners are encouraged to consider serving their community on the Board of Directors for our HOA.

Meeting:

The next Board of Directors meeting will be Wednesday, February 18, 2015, at 6pm.

I would like to, once again, add my thanks to all of our committee members and others who volunteer to help make Silverlakes as nice a community as it is. Thank You All ! ! !

Respectfully submitted by Lauren "Bird" Siegel, President, for the Board of Directors:

Peter Suckow, Vice President; Jane Grethey, Secretary; Markus Albrecht, Treasurer, Richard Lindquist, Legal Liaison.

Sunshine Committee:

The goal of the Sunshine Committee is to send a greeting card to every Silverlakes resident who is experiencing joy – a new baby for example—or in need of some cheer (a death in the family or an illness or hospitalization, for example). However, the committee relies on you to share such news. To share such information, please email the Sunshine Committee's chair, Sue Beard, at shadden@comcast.net or call her at (239)689-8065.

- ❖ Congratulations to Mike and Janet Gibson who recently became the Grandparents to a beautiful baby girl! Amani Lee Kure was born November 10, 2014, weighing 5 lbs.15 oz. and 19" long.

Alicia Kure, the Gibson's daughter, and Amani spent ten days with Grandma and Grandpa at their home in Silverlakes. This is the first Grandchild for the Gibsons after waiting for over 20 years for one of their three children to have a child.

Amani and her parents, Vincente and Alicia Kure, live in Jacksonville, Florida where the Gibsons will be spending much of their spare time enjoying Amani with her parents.

Social Committee:

Saturday, December 6th, 2014, the **Breakfast with Santa** event started at 9:30 AM and by 10:30 approximately 80 adults and children had enjoyed seeing Santa and having a pancake/waffle and sausage breakfast. Thank you to the community for the fantastic turnout!

Thanks also to the great committee; Carol and Greg Walker, John Amaral, Jeanette Farmer, Joyce McMahon, Judy and Dan Dobson and daughter, Lori, and granddaughters Ally and Ashley. A special thanks to George McMahon along with Santa's elves, Jayna Aldrich and Taylor Jenkins.

With five new events in the works, 2015 is shaping up to be a very exciting year! In January, residents came out in their finest for the **Formal Masquerade Cocktail Party**. A write-up and pictures will be printed next month.

February will be a busy month. First, get your fill at the Family Breakfast Buffet from 8:30am to 10:00am on February 7th. This has been a popular event as there is always so much tasty food to choose from at a reasonable price. (Adult \$5.00, Child \$3.00, Family \$15.00). Please call Cindy at 204-9855 by February 4th to make a reservation. Our first **Community Garage Sale will be held on February 21st from 8:00am to noon.** A **\$5.00 fee** from each participating home pays for advertisement and a guard at the gate. Reservations are not necessary.

Another new event this year is a **Casino Night on February 28th**. Come play games such as Poker and Black Jack and see if Lady Luck is on your side at the roulette table. Because we will need table space for the games, food at this event will be

appetizers and small desserts. Wine, soft drinks, and water will be available and you are welcome to bring additional drinks for your own consumption. Early reservations are recommended as participants will be limited to 50 Silverlakes residents and committee members. Please call Antoinette at 288-4541 or Agnes at 561-9661. The entrance fee will be \$5.00 and a dish to share.

Looking ahead to March, we will be having St. Patrick's Day Pot Luck on March 13th and a second Family Breakfast Buffet on March 21st.

Gateway residents enjoy playing games! Monday is still Hand and Foot night at 7:00pm. A variety of games such as *Euchre*, *Mahjong*, and *Pay Me* are played on Tuesdays at 7:00 pm. Mexican Train is back in swing at this time on Thursdays at 2:00pm. Hope to see you there!

Anyone who is interested in joining the Social Committee may call Ana at 288-7725.

Photos from the Breakfast with Santa event:



Red Hat Review:

On December 11th, 13 Red Hatters all decked out in our red and purple finery, took off for the lesser-known area of Evans Avenue, and arrived at our destination-- Sasse's!! The staff is very friendly and helpful, and led us to what turned out to be a private room. There, they had set a huge table for us, with beautiful decorations down the center, and had also arranged a special table just for gifts!

After a delightful luncheon, we began the festivities. Lana was our commentator for our ornament exchange. She told an hilarious story about a little girl who had trouble deciding which way to go. Each time she mentioned right or left, that was the direction we had to pass our gifts. In no time at all, things got confusing and disorderly--we had a Ball!

This month, our hostess was Cindy Mason, who was kind enough to step in at the last minute--Thank you, Cindy!! She suggested we go to Cracker Barrel on Daniels.

When we arrived, we passed through the entire restaurant, single file, until we got to a very long table set up just for us. The group numbered a giant 15 this time!!

Lunch was very filling, as was the breakfast some of the ladies enjoyed. Afterward, we got to go *Shopping*, one of our favorite activities!!

The February event will be hosted by Fran DeRonne, and we're looking forward to finding out where we'll go!

Attention Please...

- **Needed:** The Architectural Control Committee needs members. The ACC meets on the first Tuesday of each month at 7:00 PM in the Clubhouse. Call George McMahon, ACC Chairman, at 267-6454 for more information.
- **Silverlakes Golfers:** Are you interested in playing 9 holes of GOLF on Monday & Thursday in the PM??? If so, meet at the Clubhouse February 3, 2015 at 6:00 PM to discuss and plan!!! Call Glen at 791-8987 for information.