



Issue 2017.3

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March 2017

Silverlakes News

From the HOA

President:

Submitted by Lauren "Bird" Siegel, president, for the board of directors: PJ Stratton, vice president; Jim Wisniewski, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison.

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 March 15 annual membership meeting.

In order to hold the meeting, 99 proxies had to be returned. Some of the attendees did not receive their second mailings, so they filled out their proxies upon entering, giving us 117.

An audit of our 2015 expenses was requested at the 2016 annual membership meeting. The audit was completed and paid for during the 2016 business year. In the auditors' opinion, Silverlakes 2015 accounts were represented fairly in all respects, and Silverlakes is in accordance with sound accounting principles. HOA and Villa reserves are in conformity, as well. The cost of the audit was \$4,000.

A homeowner asked if the total administration fees of \$112,751 in 2016 were all paid to Alliant Management. It was explained that Alliant's management fee is \$3,050 per month or \$36,600/year. The balance of the administration costs includes legal and professional fees, postage, bad debt allowance, office expenses, HOA administration, Silverlakes website, licenses, communications committee, social committee, interest on the clubhouse loan, software for the gate access and insurance for officers, property and workers' comp. It is required that we carry workers' comp, which costs \$531.97 per year.

Several people in attendance were upset that there had been no prior notification that the clubhouse and pool would be closed during the day while the roof is being replaced and that the facilities would not open until 7 p.m. The board explained that it had discussed the roofing project during the February board meeting and the unapproved minutes had been

posted to the website. The board wants the work completed prior to the beginning of the rainy season.

A special board meeting notice was posted 48 hours in advance, as required. During that meeting, the tile color selected was the most popular among voting residents. In addition, a contractor was selected and approved. It was suggested an e-blast be sent out when a special board is scheduled, not just posted on the clubhouse doors and bulletin board. This will be the case in the future. Also, the exercise room will be open daily from 5 to 7:30 a.m., prior to the arrival of the roofers, and when roofers are not present, people will be allowed to use the pool.

It was also mentioned there are dogs running loose. The board cannot do anything unless a letter is sent to the board indicating the address of the violator.

Jane Grethey did not seek re-election to the board, and PJ Stratton has agreed to continue serving. Jim Wisniewski submitted his resume for Jane's seat. It was asked if a snowbird could run for the board. That is permitted as long as he/she is a homeowner and is available in person for the majority of the regularly scheduled and special board meetings.

Jane Grethey was thanked for her service as board secretary during these past three years, as well as for contacting, contracting and working with a web developer on Silverlakes' new website. Jane has since volunteered to continue to help with our new website in an advisory capacity.

The results of the votes on our proxy questions:

- May the Association use reserve funds during the year to balance cash flow requirements in case of an emergency? (such as a hurricane) 113 YES, 4 NO
- Should a Review by a CPA firm be waived for the 2017 Association's financials and, instead, a report of cash receipts and disbursements be issued by the Management Company? (a review would cost \$3,000 to \$5,000) 87 YES, 30 NO

Other comments from the membership included a complaint about the illegal lease sign displayed in the lawn of a rental property across from the clubhouse. There have been calls made, messages left, as well as a violation letter sent. There has been no response. A second violation letter will be sent and, if there is no response, the fine process will start.

It was asked if we can put a maximum percentage requirement on the number of properties in Silverlakes that can be rented. That would be a substantial change to Silverlakes covenants, and so it would require a 75 percent "yes" vote of ALL 329 owners, not just 75 percent of proxies returned. Since only 117 proxies were returned for the annual meeting, it is highly unlikely the board would receive the 247 "yes" votes required to make the change.

It was further noted that our covenants state that a home may not be rented more than three times/year and for not less than 30 days at a time. All lease application forms must be sent to Alliant and approved by the board. Alliant will assess fines if rentals/leases exceed the maximum number allowed per year and/or if for less than 30 days. In addition, Alliant will assess fines if an owner does not follow the required lease application process. There are currently 29 rentals/leases in Silverlakes, or 9 percent of the total homes.

It was suggested the covenants be changed for future buyers to prohibit rentals/leases. As was stated earlier, this change would probably not receive the required "yes" votes to make this happen.

There was a complaint that the backyards of some rental homes that are not on the lakes are overgrown. It was alleged that renters don't care, and some absentee owners never visit the properties.

It was asked why only those homeowners who live on ponds are required to maintain their backyards. Just like the front of the homes, others can see those backyards from across the ponds. If a letter is sent to the board stating the address of an unmaintained home, the board will act.

A homeowner told the board that he had heard that one investment company owns 11 properties in Silverlakes. This may be true of another community in Gateway or Gateway itself, but there is only one company in Silverlakes that owns three properties, and that's the most owned by one firm.

There were complaints that several clubhouse renters had not received their deposits back within the 10-day time limit required for a refund. It is Alliant's responsibility to process the refund in a timely manner.

A resident complained that he had to use his "clicker" multiple times before the entrance gate would open. This has happened to several others, as well. The Vendor Oversight Committee chair had spoken with the gate vendor, and corrosion was found on the inside of the control. Since the gates are still opening slowly, the VOC chair will be asked to check into this some more.

As required, there was an organizational meeting of the board held immediately after the annual membership meeting adjourned. All the current officers were re-elected, and Jim Wisniewski was elected secretary to replace Jane Grethey.

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

Sunshine Committee:

The Sunshine Committee sent out seven greeting cards since the last HOA board meeting to residents who were recovering from surgery or illness, welcoming a new child to the family or mourning the loss of a loved one. If you know someone who could use a card, please contact Sue Beard at (239) 689-8065 with the person's name and address. You also can email the information to Sue at shadden@comcast.net

In Memoriam:

Our thoughts and prayers go out to Les Johnson of the Villas and the rest of his family and friends on the death of his wife, Charlene "Charlie" Johnson, on Feb. 23. Charlie was a beloved kindergarten teacher at Gateway Elementary School until her retirement in 2010.

Our thoughts and prayers also are with Ron Vigue on the loss of his brother.

Red Hat Review

On Thursday, March 9, some 14 festively dressed ladies in purple and red got together at the clubhouse to carpool to our March event, hosted by Lana Knabe. She chose to go to one of our favorites, The Oasis. All the staff are friendly and efficient, and the best part was the food. As much as possible, everything is made from scratch, and boy, do they know how to cook! Our server didn't bat an eye when we asked for an extra table and more chairs. He was just as pleasant when we requested separate checks.

Lunch arrived in no time, and everyone dived in. It was difficult to leave any food on our plates because it tasted so good, but there were a few of us who took home our doggie containers! Our thanks go out to Lana for a good choice of restaurant.

We were happy to welcome a new member, Shirley Willmering, as well as Sandy's sister-in-law, who was a guest for the day. Our next event will be hosted by Patty, and will be held at the Longhorn Steakhouse in the Gulfcoast Town Center on Thursday, April 13.

Social Committee Calendar for 2017

The Silverlakes Social Committee has planned a full slate of activities for 2017. Be sure to mark your calendars so you don't miss out on any of the fun.

April 15: Easter Egg Hunt, 10 a.m., FREE

April 28: Bingo, 7 p.m., \$5 for three cards

May 27: Barbecue

June 23: Bingo, 7 p.m.

- July 21:** Bingo, 7 p.m.
Aug. 25: Bingo, 7 p.m.
Sept. 22: Bingo, 7 p.m.
Oct. 21: Italian Dinner, \$10
Oct. 27: Bingo, 7 p.m., \$5 for three cards
Oct. 31: Halloween Trick or Treating, 6 to 8 p.m.
Nov. 11: Thanksgiving Pot Luck, \$5
Nov. 26: Holiday Decorating
Dec. 9: Breakfast With Santa/Gingerbread House Contest, 9:30 to 10:30 a.m.

Social Committee report

Some 35 homes participated in the Silverlakes Garage Sale held Saturday, March 18. In addition, 65 people enjoyed the free Ice Cream Social on Sunday, March 19, which included many different flavors and an assortment of toppings.

Casino Night fund-raiser

The Casino Night held Feb. 25 in the Silverlakes Clubhouse drew 58 people and raised a total of \$1,136.64 for Dress for Success of Southwest Florida.

A host of local businesses and individuals donated prizes, which included a one-week trip to one of 19 different destinations donated by Donna Marchetti of Smooth Travels and a day of golf for four donated by Gateway Golf and Country Club. The high bidders for those prizes in a silent auction were Ray and Sue Beard, who won the trip, and Artie and Antoinette Cendali, who won the day of golf.

In addition to the money raised, many of those who attended brought clothing to be given to Dress for Success, a charity that empowers women to obtain safer and better futures. Since starting operations in 1997, the global organization has expanded to more than 140 cities in 19 countries and has helped more than 850,000 women work towards self-sufficiency while providing career wardrobes, employment counseling and mentoring.

The casino games, which were run by volunteer dealers, included blackjack, poker, the Big Wheel and roulette.

Businesses that donated prizes:

Bacarella Insurance Group, Biggy's Place, Boulevard Tavern, Fine Folk Pizza, Gateway Golf and Country Club, Gateway Pack and Ship, Gift of Great Taste, Il Primo, King's Auto and Spa, L&J Nails and Spa, Orange Leaf, Outback Steakhouse, Prime de Leon, Smooth Travels, Stevie Tomato's Sportspage, Stonewood Grill, Storm Smart, Subway and You Look Mahvalous.



Individual donors:
John and Ana Amaral, Tom and Karen Booth, Artie and Antoinette Cendali, Fran DeRonne, Dan and Judy Dobson, Mel and Janice Eaton, Jack and Pat Keavney, Don and Donna Marchetti, Orrie and Cindy Mason, Bernie and Carole Paquin, Jim and Marilyn Steiner and Jo Ann Tuckey.

Our thanks to the Cendalis for heading the effort, and the many, many volunteers who made it possible.

St. Patrick's Day Dinner

More than 70 people turned out, most of them dressed in festive Irish green, to enjoy the St. Patrick's Day Dinner in the clubhouse on March 11.

The organizers, headed by Marilyn Steiner, put together a traditional St. Patty's meal that included corned beef, cabbage, potatoes, carrots and onions. Five volunteers in the community cooked the main course, while the organizers purchased the appetizers and desserts. Rather than a pot luck dinner, the meal was a one-price-includes-all affair for just \$10 per person.



The video "River Dance" played on the television screen while Silverlakes residents and guests enjoyed the delicious meal.

