



# Silverlakes News

## 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 May 21, 2014 board meeting.

## Homeowners' Forum:

There were no questions or concerns from those present.

## Property Manager's Report: Kris Caldwell-Lanz reporting

- The Silverlakes violation report is up to eight pages from last month's five pages, still one of the lowest of the properties managed.
- There is a sign that needs to be installed for the clubhouse pool area reminding users to keep the chairs at least four feet away from the pool edge as per Florida regulations.
- The exit gate motor has been replaced and the hold open times are being reset.
- There were four parking tickets issued for 11026, 11056, 11075 and 11091 Lakeland Circle and confirmed by the board. Residents of 11091 Lakeland Circle contested the parking ticket, noting the car had Delaware plates. The board dismissed the fine for 11091 Lakeland Circle and is investigating the Delaware plated car. If that car is in parking violation again, it will be towed.
- 11082 Lakeland Circle is owned by Wells Fargo/ Fannie Mae, which has a maintenance department that maintains the property. Kris has notified them to remove the dead tree stump in the front yard and replace the mulch. Mike Mencik, the neighbor, has sent pictures to Fannie Mae, noting the maintenance workers have been blowing leaves into his yard.
- A dead palm tree in the villas will be removed by the HOA, but the replacement is the responsibility of the homeowners.
- Steve Berardi of Alliance CAS gave a report on collection procedures for the seven Silverlakes accounts on which Alliance has been working. Several have been closed, collecting \$1,745 for our association at no cost to us. Alliance receives its fees from the delinquent owners.

## Committee Reports:

**ACC:** There were seven requests, with two denied. The committee meets at 6:30 p.m., on the first Tuesday of each month at the clubhouse.

**Communication:** Newsletter articles are requested by Tuesday, May 27. Sue Beard is the new editor, and her e-mail is [shadden@comcast.net](mailto:shadden@comcast.net). There are 290 Silverlakes homeowners who receive communication via e-mail.

The committee asked the board to approve its up-dated objectives, which the board did. The board did not feel Silverlakes is ready for a mobile communication application at this time. It is being offered at an additional cost, but that additional cost is not known at this time.

**Social Committee:** No report.

**Finance:** The financials were reviewed at the last meeting on May 15. According to legal advice, the proposal to rent 13020 Lake Meadow Drive is not viable.

**Fine Appeal:** No requests for meetings.

**Exercise Room:** No report.

**Legal Liaison:** Silverlakes has settled with Wells Fargo on 11082 Lakeland Circle for \$12,500, and due to the Safe Harbor Law, we will have to write off \$17,500. After the mediation with Ritsema, owner of 11092 Lakeland Circle, the ledger shows a zero balance and the lease has been conditionally approved. There are some signatures missing on the April 2014 lease application that need to be resolved. There is a sizable balance owed to Silverlakes on 11080 Lakeland Circle, and a final demand letter has been sent to the owner, LaFluer. A suit will follow if no payment is made.

**Vender Oversight:** The oldest of the two clubhouse pool heaters will be replaced by November by Jackson Pool Service. Kris is obtaining three bid proposals to replace the oldest of our five lake fountains to be presented at our next meeting on Aug. 20. Charles Norris, our committee chair, has received four bids for repairing the clubhouse and gatehouse roof tiles. He is recommending Colonial Roofing's bid of \$1,189. Prior repairs and roof cleaning have not been performed correctly; 40 tiles need to be repaired, and 20 to 25 need to be replaced. All the vendors said the roofs will not last the 10 years to the scheduled reserve replacement. Alternatives to full replacement in 2024 are being looked into. The clubhouse is being converted to LED flood light bulbs. Alliant's A1 Handyman is replacing the clubhouse's main room floodlights during the first week of June. The good old bulbs are being retained to replace the hallway floodlights that burn 24/7 as they burn out pretty quickly.

**Green Thumb:** Twelve green Sheffler shrubs will be placed along the fence in the common area at the end of Silver Sands Drive. They will be three feet wide and will be placed five feet from the fence property line, which meets the one foot variance. All are within the committee's budget. Also, the cul-de-sac centers are starting to look not-so-nice and will need to be considered for review.

**Neighbor Action Committee:** Currently, there is no chairperson. Members are encouraged to talk with their neighbors and friends to see if anyone would like to chair this committee.

### **Treasurer's Report:**

Total delinquency as of today is listed at \$175,287 (balance rounded), from 39 delinquency accounts. Twenty of the 39 owe less than \$1,000. There are 11 homeowners, who owe less than \$200, and four of those have paid, but new properties have been added. There is one bankruptcy, three bank foreclosures, seven HOA lien and lien foreclosures, seven attorney actions and nine homeowners who owe between \$200 and \$1,000. As of the end of April, Silverlakes has used 40 percent of its annual budget, and eight accounts are over budget, so caution is needed. Florida Shores Bank is now Stonegate Bank, but all of our accounts remain unchanged.

### **Rental Tracking:**

There are 23 known approved leased properties. There are still several homes that are not following the HOA's lease policy, and they are being addressed.

### **New Business:**

Document Changes: In our Directors' Manual, there is a paragraph in our night-time security procedures, Paragraph E, which does not match our schedule of fines, as does the parking paragraph. Lauren Siegel will make the necessary changes and hand them to Statewide Security. This will help eliminate some of the ticketing errors of late.

Parking: All residents are reminded there is no overnight parking on any of Silverlakes streets. The first violation carries a \$100 fine, and upon a second violation, the vehicle will be towed. If there is a need for overnight

parking in Silverlakes, that can be done in the clubhouse parking lot by permit obtained from our property management company.

Trash Pickup: Lawn clippings, recycle and trash pick-up dates are one day later on holiday weeks.

Hampton Park Boundary: There has been quite a lot of activity in the north area above Lakeland Circle adjacent to Hampton Park. I have met with WCI and asked what its plans are for developing the area immediately adjacent to Silverlakes' north lot line. There will be no berm or wall or fence along that lot line. There is 30 feet of landscape buffer/ Gateway utility easement from the north edge of all the property lots to the black silt fence installed there now. On the other side of that silt fence, WCI is going to bring the level of the existing soil down and install a swale with a drainage system into the new lake being dug just to the northeast corner of Silverlakes. That swale and landscaping to the new property lines of the new development will be 30 feet also. Then, going north towards the existing lake will be a row of houses, a street and another row of houses with their back yards facing the existing lake. The Silverlakes north properties will be viewing the new properties' back yards some 60 to 100 feet away from their own back yards. The plans I saw allow for the new property owners to erect a wall, if they want at their expense, along the back (south) lot line of their properties. From the back exit/entrance of Hampton Park up to the area of the new lake, about 90 new homes are scheduled to be built in the next few years. When I find out more information, I will pass it on to you all.

Our next HOA Board Meeting will be August 20<sup>th</sup>

**Respectfully submitted by Lauren Siegel, president, for the board of Directors: Peter Suckow, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Richard Lindquist, legal liaison.**

**The Communications Committee is delighted to announce.....**

Sue Beard is our new Silverlakes Newsletter Editor!!

Sue and her husband Ray moved to Silverlakes in October 2012. Both soon became active in our Silverlakes community, became involved on several committees and play cards most Monday and Tuesday evenings at the clubhouse. Before retiring, Sue had worked as a reporter for The Record Herald, Waynesboro, Pennsylvania's daily newspaper, from 1972 to 1989. She became the editor in 1989 and retired in 2008 after 36 years with the paper. You can reach Sue at [shadden@comcast.net](mailto:shadden@comcast.net) or call her at 689-8065.

## **Red Hat Review**

Last month marked the 10<sup>th</sup> anniversary of the Silverlakes Chapeaux Rouge, our neighborhood chapter of the Red Hat Society. Eleven of us were able to attend the event at the Burroughs House in Fort Myers. Our docent for the tour, Chris, told us lots of wonderful information, and some juicy tidbits, as well. We were joined by half dozen or so tourists, and everyone seemed to enjoy the tour.

As we passed through the dining room, we could see the dancing porch, all set up for lunch for the Red Hats. We were the envy of the tourists, who wished they could join us.

After the tour, we gathered on the porch for a lovely luncheon provided by Rene's catering. There was a variety of sandwiches, fruit, salad and desserts, as well as a choice of beverages. The day was perfect for the event — sunny and pleasant, with a wonderful breeze!

This month, we went back to the first restaurant we enjoyed outside of the neighborhood — Nino's! As before, lunch was delicious and filling. A few of us had boxes to take home! Some of us had not been there since they remodeled and were impressed with the new décor!

June plans are being made by Sue Beard and will include a birthday party for Carole's mom, who will be turning 95!

Any lady who has reached her 50<sup>th</sup> birthday is welcome to join our chapter. Just call the Queen Mum, Jan Wold, at 225-0757 or 849-5184 for further information.

### **Social Committee Report**

The annual Silverlakes Barbecue Potluck was held Saturday, May 24. After trying some appetizers, guests were served hot dogs, sloppy Joes, brats, and chicken, accompanied by a variety of tasty salads. Some of the delicious desserts available for all to enjoy were cheesecake, Jell-O cake, apple and cherry pies, fruit and ice cream.

Upcoming events for this summer are: Pizza and Games Night on June 25 (\$5 for adults, \$3 for children) and an Ice Cream Social on Aug. 24 (free). You may reserve seats for these evenings by calling Ana at 239-288-7725 or Mia at 239-872-5628.

Everyone is invited to the weekly games of *Hand and Foot* on Mondays at p.m., *Euchre* on Tuesdays at 7 p.m. and *Mexican Train* (Dominoes) on Thursdays at 2 p.m. All these free games are held in the Silverlakes clubhouse. Hope to see some new players this month.