



Issue 2015-5

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May 2015

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 May 20, 2015 Board Meeting:

Homeowners' Forum:

A fairly small number of homeowners attended our final HOA Board Meeting of the summer. An issue was brought up about a resident who had a church group of younger adults/teenagers use our pool at the clubhouse. Although they were very well behaved and properly supervised, the 35 people were over our registered limit of 20. Our pool maintenance guy said on his next visit, there were no chemicals left in the pool water. I would suggest that if there is another group desiring a pool get-together, they instead use the Gateway Community Pool on Gateway Boulevard after getting permission from the Gateway Services District at (239) 561-1313.

Property Manager's Report:

- Statewide Security issued only two \$100 parking tickets between April 15 and May 20, one for parking on the grass and the other for street parking.
- During this same time period, Alliant received 106 calls from Silverlakes.
- Some 76 first and five second violation letters have been sent out, along with two fine letters.
- Statewide Security issued five warning tickets on Tuesday, May 19, for landscape trash put out at the curb too early.

Recycling Containers:

Containers should be placed at the curb with the **WHEELS toward the residence**. This is a friendly reminder, which goes along with the printing embossed on the lid.

Committees:

Architectural Control (ACC):

- ACC received eight requests and denied two of them. I would like to take this opportunity to thank the ACC chair, George McMahon, as well as Ed Frost, for their updates to our Community Standards. George had two additions concerning roof tiles and Ed had three additions. There was one concerning the front appearance of our houses and another addressing a NFPA (National Fire Protection Association) code requiring that any tree branches overhanging our streets have a vertical clearance of 13 feet, 6 inches. Ed's third addition was an

informational entry explaining the different types of driveway and sidewalk surfaces permitted in Silverlakes. The board adopted those additions, and all property owners will be receiving them in the mail from Alliant.

Communications:

- The committee has welcomed 20 new homeowners since December 2013. Once the revised Community Standards are released, committee members will begin welcoming new renters to our community.

Clubhouse Social:

- The Bunco game held on May 14 drew 23 attendees and will now be held monthly on the second Thursday of the month. The next Bunco game will be held at 7 p.m. Thursday, June 11.
- Since the adult bingo night was so successful, another will be held on Saturday, June 27.
- At 1 p.m. Saturday, June 6, a fun-filled Family Day is scheduled. Organizers are hoping families with children will attend the Pizza Party and enjoy the Pool Party afterward.

Finance Committee:

- The committee met Tuesday, May 19.
- Members reviewed the April financials. A few of the aged owner balances, our delinquencies, are more than a year old and total a little over \$52,000.
- Several of our new residents are already overdue on their quarterly assessment payments. Our quarterly assessments are **due** on the first day of each quarter. There is a 10-day grace period and the payment must be **received** by Alliant **prior** to the end of the 10-day grace period.
- A payment of \$822 to Allways Electric was questioned. It appears the check was issued out of operating cash and should have been paid out of reserves. When Markus Albrecht, our treasurer, returns from vacation he will adjust the records.

Fine Appeal Committee:

- Via email, there were no appeals received this past month.

Neighborhood Action Committee:

- The next meeting will be **held at 7 p.m. on Oct. 14.**

Exercise Room Committee:

- The Rowing Machine's foot rest is broken and is on order.

Vendor Oversight Committee (VOC):

- The Green Thumb Committee has been integrated into the VOC, and the Board was presented with the revised Vendor Oversight Committee Basic Objectives document. After both the VOC and Green Thumb Committee chairs expressed their acceptance, the Board voted to accept the revised/combined Committee Basic Objectives document.
- Projects that have been completed are as follows:
 - LED floodlight and spotlight installations for the entry island have been completed. New underground wiring has been installed to eliminate dead fault problem.
 - Fire exit emergency lights have been replaced with LED bulbs.
 - An inoperative motion detector light at the entry to the Clubhouse pool/fitness area has been

replaced with LED.

- A circuit breaker issue affecting the pole-mounted globe light beside the Clubhouse sidewalk has been resolved.
 - A broken light switch in the women's restroom has been replaced.
 - An electrical control box and switchgear controlling all electrical facilities at the front entry area has been replaced with new equipment.
 - The conversion of Centurylink wi-fi to 20 meg for the security system has been delayed completion until the first week of June. Installation of security cameras at the pool and clubhouse area is complete, but we are not able to record until Centurylink is installed.
 - The new cameras inside the Clubhouse may have been mistaken for smoke detectors. They are mounted in the center of the clubhouse main room and exercise room ceilings. There is also one mounted in the hallway intersection ceiling. These new cameras give us complete room views and enable us to zoom in on any area desired.
 - Installation of security cameras at the entry/exit gates has been delayed due to wiring issues, which require correction. The cost to make the change is either \$5,000 or \$10,877.95, depending on the method of installation and risk factors. The \$5,000 quote is essentially a patch fix. The other quote will maintain our security system in a higher quality configuration sustainable for years to come. A 40 percent initial deposit is required. The board voted to replace the existing wiring with the higher grade system.
- Our Swipe Card Access Control system had been maintained by TEM Systems, which had not been performing to our standards. Since TEM Systems' contract had not been renewed, we contracted with Safety Signal Systems, Inc., the same company that is providing our camera security system, to provide and maintain our access control system.
 - Attaining access control has required us to obtain the original data bases for the control boxes from the previous vendor, TEM. TEM supplied the databases and Safety Signal Systems, Inc. is working this week to take control of these control boxes. Once completed, we will be able to generate our own reports instead of having to wait for the reports to come from another company at a cost to our HOA.
 - The northernmost fountain is scheduled to be replaced around the first of July.

Legal Issues:

- There was a meeting with our attorney to discuss several Silverlakes properties, including 11250 Lakeland Circle. The board has been at a loss as to what can be done with this property. We had put that question to our attorney, and the following is his reply:

The current tax-assessed value of the property is \$157,499. The first mortgage is in the amount of \$290,000. The property was in bank foreclosure, but the case was dismissed in 2013. The association has a final judgment of foreclosure on the property and can have the property sold on the courthouse steps. However, because the first mortgage exceeds the value of the property, the outcome of the sale would be that the association would become the owner of the property. In order to rent the property, the association would have to invest significant money to fix it up. Moreover, the bank can re-file its mortgage foreclosure at any time, so there is no way to predict how long the association would be able to rent the property. Moreover, if the association would become the owner, it would have to fix up the property to comply with the covenants. The first mortgage was declared due in full on Jan. 3, 2012, so the five-year statute of limitations will not run out until January 2017. So if the association were to take title to the property and then attempt to erase the mortgage, it would have to wait until 2017 to do so.

Based on that information, the only option for the association is to do nothing and wait for the eventual mortgage foreclosure to be refiled.

- The board is painfully aware of the condition of the house and the property. Therefore, in an effort to have the neighborhood look a little better, we are having the house's roof, sidewalk and driveway cleaned and the landscaping trimmed up and will continue to have the lawn mowed. We will have this cost applied to the owner's account.
- Our community association manager has been in touch with the owner of 11245 Lakeland Circle who has been responding to her.
- 11007 Lakeland Circle is bank-owned. The owner of the vacant lot at 11190 Lakeland Circle is in the process of getting permits to build a house there

Rental Tracking:

- We currently have 27 rentals and several more properties that are not in compliance.

New Business:

- There has been a Drainage Easement Agreement delivered to me from Lennar concerning the North Silverlakes Drainage Retro-Fit project. There are several areas in question, and our attorney will look them over.
- The Night Security Procedures are in the process of being up-dated to reflect the updated Parking Violations Procedure on our Web site.
- The next board meeting will be held Aug. 19, 2015.

Respectfully submitted by Lauren “Bird” Siegel, president, for the Board of Directors:

Peter Suckow, vice president; Jane Grethey, secretary; Markus Albrecht, treasurer; and Claude Marku, legal liaison.

Neighborhood News:

Silverlakes sends sincere sympathy to Joan O'Connor upon the death of her husband, Michael. Michael passed away peacefully on May 5 at Manor Care following a lengthy illness.

Michael and Joan were married for 39 years. They moved to Silverlakes in 1999.

Joan is finding comfort in her home, her neighborhood and her two dogs, Sally and Maggie.

Congratulations go out to Geri Chillemi on the birth of her first grandchild!

Livia Irene was born to Mark and Jen Chillemi on April 25 in Bismarck, N.D. Livia weighed 7 pounds, 3 ounces and measured 21 inches. Grandma Geri shared, “She is beautiful!”

Congratulations to Maureen Martinello on running and surpassing her own time expectations in the April 20, 2015 Boston Marathon! She loved the entire experience! We are very proud of you, Maureen!

Sunshine Committee:

The Silverlakes Sunshine Committee sent out three cards in May: one get-well card and two sympathy cards.

If you have a friend or neighbor in Silverlakes who could use a card, please share the news with Sue Beard, the committee chairman. Call her at (239) 689-8065 or email her at shadden@comcast.net

Social Committee:

A Bingo Night was held from 7 to 9 p.m. on April 27 in the Clubhouse. Popcorn and bottled water were provided. By the end of the evening, there were some very happy winners, including the big winner that night, Carol Walker. Congratulations to all the winners! When we asked those in attendance if they would return to play Bingo, the response was a unanimous YES!

On May 14, a group of 20 people played Bunco. For most, it was their first experience. As with Bingo, those in attendance requested that Bunco become a regular event.

In order to continue offering such events throughout the year, the Social Committee needs more members. We are down to only a handful of people in the summer months. Please call Ana at 288-7725 if you are interested in joining.



Nearly 40 people attended the Memorial Day Barbecue held Friday, May 29, in the Clubhouse.

The Social Committee decorated the Clubhouse in red, white and blue for the event, which featured American flags, floral centerpieces and streamers.

The evening began with a recital of the Pledge of Allegiance, followed by a moment of silence during which attendees reflected on the meaning of Memorial Day.

Appetizers included shrimp, deviled eggs, vegetables, cheeses, chips and dips.

The main course consisted of hot dogs, Sloppy Joes, bratwurst and grilled chicken provided by the Social Committee, as well as baked beans and salads donated by those who attended. Desserts included watermelon, cantaloupe, cheesecake, brownies, red velvet cupcakes and pies.

There were two Publix gift card winners, and the big 50/50 winner was Sue Beard. Congratulations to all the winners.

Ana Amaral, chairman of the Social Committee, thanked everyone who helped make the pot luck an enjoyable evening.



Upcoming events in June:

A fun-filled Family Day including Pizza and a Pool Party is scheduled for Saturday, **June 6**, starting at 1 p.m. What a great way for families in Silverlakes to meet! Don't forget to bring your bathing suit and a towel. Please contact Agnes at 561-9661 or Jeanette at (813) 781-6767 to make your reservation. The donation is \$5 for adults, \$3 for children and \$15 for families of any size.

All are invited to play Bunco at 7 p.m. Thursday, **June 11**. If you want to learn how to play this easy game, please arrive by 6:40 p.m. Please bring snacks and drinks to share during our 15-minute break. The donation of \$5 will be used to pay the winners.

Our second Bingo Night will be held at 7 p.m. **June 27**. The donation cost is \$5 for three cards and \$2 for each additional card. Winners will receive local gift cards. Popcorn will be provided. You are welcome to bring drinks and additional snacks for yourself.

Looking ahead, a free Family Ice Cream Social will be held July 18, and Bunco will be played again on July 9. Please save these dates!