



Issue 2016.5

<http://www.silverlakeshoa.ourhomeassociation.com>

May 2016

# 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 18 board meeting.

As everyone can see, our gates have been removed, requiring extra caution when approaching our entrances and exits. There already have been times when both incoming and outgoing traffic have been using only one side of the entrance island. Please slow down and observe our stop signs.

There will be increased construction activity during the next two to three weeks. We do not want anyone hurt.

Our existing gates are being refurbished, minor cracks welded, new attaching points with bushings for the actuating arms installed and new powder coating paint applied. The new color will be bronze. We've been told this color, close to a dark brown, holds up longer than other colors.

We have a new stop sign at our exit onto Griffin Drive. This new sign and post includes street signs for Griffin and Lakeland Circle. Lakeland is misspelled, to read "Lakekand." WCI has been notified, and the correction should happen soon, since the roads in Gateway are in the final stages of improvements prior to being turned over to Lee County. I also have requested the stop bar on the asphalt be reapplied over the new asphalt patch.

Residents waiting for the morning school bus with their children are causing problems by parking really close to the stop sign, making it difficult for other vehicles to exit. We ask those parents to park closer to the gate area to leave the stop area clear.

## **Treasurer's Report:**

With our treasurer on vacation, his report was rather brief. Spending continues under budget and is on track. Owner balances are up to some \$60,000, due to several unpaid second quarter assessments. Lien actions have been initiated through Alliance CAS, our collection agency, against several higher outstanding accounts. The largest outstanding debt is by a single owner, 11250 Lakeland Circle, and exceeds \$34,000. Free cash as of April 30, 2016 was \$104,200 after deductions of the normal amounts: prepay, bad debt allowance, May and June expenditures, etc. This is in line with expectations.

## **ACC Committee:**

The Architectural Control Committee received eight requests for approval. Five were approved and two denied. A third is pending, awaiting additional information.

## **Communications Committee:**

The board has not been happy with our present website provider. True, it is free, but that comes at the cost of not being able to arrange items on the site the way our users want. It also takes up to four different mailings to get an "E-Blast" out to all the Silverlakes residents.

So there was a meeting with a recommended provider, DMNetSolutions, to establish a more user/resident-friendly website for Silverlakes. DMNetSolutions will develop and build the website, as well as maintain it. They will provide training once the site is developed so that our webmaster and secretary can arrange things the way we want them. The website name selected is Silverlakes-Gateway-HOA.com.

Having things our way will come at a one-time cost of \$1,200, which includes \$100 for the domain name through GoDaddy. A deposit of 50 percent is required, with the balance payable at completion. Included is a

Developer Credits Plan of \$45 per hour, with a five-block minimum and unused hours that do not expire. These hours can be used for training or for the developer to make any changes we desire.

**Finance Committee:**

The Finance Committee reported its concern that Silverlakes has accounts with six different banks. Members were assured that the FDIC insures each account to the tune of \$250,000.

The committee also asked about line 06355 (fines) on the Income-Expense Report, questioning why the account is in a negative status. Our CAM explained these were fines accrued in 2015 and paid in 2016; hence, reversed to 2015.

I expressed my appreciation and thanked the two remaining members for sticking with the Finance Committee. There is still a need for a couple more volunteers to join this committee. If you know how to balance a checkbook and would like to help our community, please volunteer. There is only one meeting a month, which is not a lot to ask. Please consider volunteering. Thanks in advance.

**Fine Appeals Committee:**

The Fine Appeals Committee held a meeting Tuesday, May 24, at the request of a homeowner appealing a fine. Our community association manager will get the results of the meeting and inform the board.

**Exercise Room Committee:**

The Exercise Room Committee's estimate to replace the gym floor has escalated to \$9,600 due to the need to move a lot of heavy fitness equipment. Members have been asked to obtain the cost of a ¼-inch mat vs. a 3/8-inch mat. A thinner mat will still do the job and cost less. The committee will provide the forms to get the ball rolling.

There have been numerous times when the gym is empty and a floor fan is running on high. Please remember to turn off the fans when leaving the room. It will save on our utility costs.

**Vendor Oversight Committee:**

The VOC commented that the gate pavers will need to be jack hammered out to replace the loop detector system underneath and replace it with a new system. This in addition to the information presented earlier in this newsletter.

It is not known when the nighttime license tag camera will be working again. It is under warranty, and had to be sent out of state, where it will either be repaired or replaced.

Vertex Water Features and Gateway Services are accessing the north pond via homeowners' private property, and the homeowners are displeased. A search of the plat maps of our community has produced the location of a lake access easement in an area not used in 10 years. The homeowners in the affected easement area will be contacted with this new information.

There will be a special board meeting on Wednesday evening, May 25, to discuss an expansion of the Rules and Regulations, Exhibit F, #2, as it pertains to house rentals. (Note: The board met on May 25 and tabled the new rule until it gets clarification on some wording from our attorney. Once the board gets that information, there will be another meeting to discuss it.)

**Property Manager's Report:**

The Property Manager's Report showed between March 15 and April 19, 2016, some 59 first violation letters were sent. Included with each letter is a compliance form to be completed and returned to Alliant. If the owner requires more than 30 days, that request should be made on the compliance form when returning it to Alliant. There were nine-second violation letters and one fine letter sent for dying grass. As a result of the May 18 inspections, 14 previous violations are now closed.

We will be getting a quote on brushing down the clubhouse as well as bids for repairing some rusted corners on the building, in addition to quotes for repainting the building and sidewalks. The sidewalks have peeling paint. It was stated it's much easier to match paint to roof tile color, rather than vice versa.

The owner of 11127 Lakeland Circle was given until May 22 to either respond or remove the unapproved corbels and tiles on his home. To date, there has been no response, nor have the corbels and tiles been removed. Our attorney, Richard DeBoest, will be asked to send a demand letter.

The board was asked if new homeowners receive a copy of Silverlakes' Community Standards. The realtor is supposed to give this to the buyer. It was stated each new buyer or renter is given a copy of Silverlakes' covenants and must initial that he has both received and read them. The Communications Committee indicated it is up to date on visiting new homeowners and renters and that the Community Standards are presented to them if they do not have them.

**New Business:**

There has been some confusion with our night security patrol, which resulted in a vehicle being towed on a first offense instead of being given a \$100 ticket. Therefore, the wording of the night security procedures has been cleared up to remove any doubt.

A few of our signs in Silverlakes are getting faded, so we are getting new signs made to replace the faded ones. There also is a work order to clean our street signposts, the street name signs and the stop signs. If the cleaning proves to be ineffective, we may have to get the posts, etc., painted. There are some signs at the entrances of our clubhouse parking lot that will be changed and the signposts straightened. The signs regarding towing will be attached to the guardhouse and the post removed.

A homeowner expressed concern about the height of the shrubs a little north of the Griffin/Gateway intersection, noting it is difficult to see vehicles driving south on Gateway. I have contacted Gateway Services regarding this.

Rules regarding pond fishing/trespassing and an e-blast were sent out reminding homeowners about them. It is hoped homeowners pass this along to renters.

The attendees were notified of the White Fly Disease affecting queen palms. Many new subdivisions are not allowing contractors to plant queen palms. If a diseased queen palm is removed, another species of palm may be planted in its place and it will not be affected.

It was reported that irrigation pressure in Silverlakes is deficient. Gateway Services explained that new communities are being developed, causing the deficiency. Gateway irrigates its common areas between midnight and 7 a.m.

I was notified of a final meeting between Lennar and WCI. Now that WCI has built a new swale behind the expanded Hampton Park development, only the last 200 feet of Silverlakes' northern property needs improved drainage. WCI has granted Lennar easement rights on the affected area.

The board was notified that one of the pool fence stiles is missing. In addition, the new umbrella is not locking due to a broken hinge. A new tan umbrella has been installed. Please remember to put the umbrellas down when leaving the pool area. Also, a resident notified us the cleaners need to clean under the chairs and tables, just not on top. Our CAM will talk with the vendor regarding this.

The residents were reminded that if they do not use garbage cans, they should NOT put garbage bags out the evening prior to or very early in the morning on the day of collection. Rodents and birds get into these, spill the garbage and the garbage collectors are not required to pick up the spilled items.

The board has been advised a review of our documents would be in order. I have asked if we can get a ballpark figure from our attorney, Richard DeBoest, to review all Silverlakes' documents for inclusion in our 2017 budget.

There will be no board meetings in June and July, and the next regular board meeting will be held Aug. 17. Once again, I want to thank ALL committee members for all they do for Silverlakes.

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.

**Sunshine Committee:**

The Sunshine Committee sent out four cards since the last board meeting to those recovering from surgery, mourning a loss or welcoming a new baby. If you know someone who could use a card, call Sue Beard at (239) 689-8065 or email her at shadden@comcast.net.

**Social Committee:**

The Silverlakes Social Committee has had a very busy winter and spring, starting with a catered Chinese dinner in January and ending in May with our annual Memorial Day Weekend BBQ!

Since many of our members are Snowbirds, we must slow down the pace until they return. But you are always invited to play Hand and Foot on Mondays at 7 p.m. and Euchre on Tuesdays at 7 p.m.

We also will play Bingo throughout the summer months. Our next Bingo game will be held at 7 p.m. Saturday, June 25. Please RSVP by calling Agnes at 561-9661 by June 23.

**Red Hat Review:**

On Thursday, April 14, the Red Hat Ladies got together at Ginger Bistro for lunch. Our group of 12, an unusually large group for April, carpooled to the restaurant for a delicious lunch. We were some of the first patrons at 11:30, but by noon, the restaurant was filled.

Our server was a pleasant young lady who kept up with our large group very competently. The menu was Asian and very large. When the food arrived, it was noteworthy, and I believe some of the ladies even took a picture of their plates. Because it was fresh, some dishes took a long time to prepare, but that gave us a chance to catch up.

Following lunch, a small group of us wandered over to Burlington Coat Factory to shop for a bit. We definitely had a good time checking out the store, which is in the midst of redecorating.

We thank this month's hostesses, Joanne and Elaine, for a very good restaurant choice

On Thursday, May 12, eleven Red Hatters headed off to Lehigh Acres for what was a delicious lunch at China Star. Our Lois has been a faithful patron for years and knew the owner. After we all arrived, she had a long conversation with him, and he welcomed us all. Our server took our orders, and when the food was delivered, we were amazed by the large servings and attractive plating. Needless to say, many of us left with a take home box. Our thanks to this month's hostess, Mary Gary, for a great choice of restaurant.

The June hostess will be Patty Keavney, and we're looking forward to finding out where we will be going on June 9.

Contact Queen Mum Jan Wold at 849-5184 if you would like to join our group. The only requirements are that you are female and over 50. We'd love to share our fun with you!!

**In sympathy:**

Our sincere sympathy is extended to Ed and Heidi Frost on the sudden death of their son-in-law, Greg Stormes, on May 3.

Silverlakes extends our sincere sympathy to the family and friends of Bernie and Ann Price. Ann went home to the Lord on May 3 at the age of 91. Bernie also was 91 when he passed on July 22, 2014. The Prices had been married 68 ½ years. They were the parents of two grown children, Bernie Price and Nancy Millar, and also are survived by two grandsons. Bernie and Ann lived in Silverlakes for approximately 17 years. When Bernie served on the HOA Board in 2005, he started the practice of pledging allegiance to the flag before each board meeting, a practice still followed today.

Our thoughts and prayers go out to Mia Hawk, a resident of Silverlakes, and Prudi Fournier, a former Silverlakes resident who currently lives in Devonshire Lakes. Mia lost both her parents within 18 hours of one another in April. Prudi lost her father on April 10 and her mother on May 9.