



Silverlakes News

From the HOA President:

In keeping with the Silverlakes-Gateway HOA Board of Director's commitment to open and honest communication with the membership, I offer the following comments on the Sept. 17, 2014 board meeting.

Homeowners' Forum:

Comment: The trimming of the wall along Griffin Drive looks great.

Comment: Concerns were expressed about the weeds and aquatic plants that are taking over a lot of the open water in Lake 89 between Lakeland Circle and Lake Meadow Drive. The lakes are managed by Gateway Services within the regulations of the Southwest Florida Water Maintenance District. Gateway Services will be asked to do whatever it can to control the spread of these weeds/aquatic plants.

Comment: Concerns were expressed that some of the vacant lots are not getting mowed by the HOA. It seems that some of the lot fronts are being mowed, but the back yards have grass a foot high. Our new CAM, Bonnie Hapner, will ensure our contractor does a complete job of mowing of the vacant lots.

Question: There is a lot of activity by the developers of Hampton Park along the north side of Silverlakes. Just what are they doing? Hampton Park developers are preparing that area for building new homes, just as they are doing farther to the east along Griffin Drive. The large black pipes sticking up out of the ground are part of a storm water drainage system being installed along the north border of Silverlakes. That system may help control the water build-up during heavy rains along most of our north border but may not help the residents around the northwest corner of Silverlakes. Yours truly has been in contact with the developer and Gateway Services to find out what can be done to help that area. More info to come as it becomes available.

Property Managers Report:

- There have been 84 calls to Alliant from our community over the past month.
- There were several homes receiving violations.
- Several homes with outstanding violations were sold over the past month. Those violations have been reviewed with the new owners.
- There is a home for sale with a landscaping violation that will receive a supplemental estoppel letter requiring corrective action either by the existing owner or the new owner.

Committees:

Architectural Control (ACC): There were two requests submitted; both were approved.

Communications: Requested receipt of articles for the upcoming newsletter by Tuesday, Sept. 23. Third-quarter dues are to be paid by Oct. 1, 2014

Clubhouse Social: The recent Pot Luck Dinner filled the clubhouse. The community Garage Sale will be held from 8 a.m. to noon Saturday, Oct. 25. The fee for each participating home is \$5. A free Ice Cream Social will be held that evening from 7 to 8 p.m.

Finance: No report. **Mike Lynch, the Finance Committee chairperson, will be stepping down later this year. The committee is vital to the success of our community. We need someone to step up and become the committee chairperson. Mike has said he will help with the transition to the new chair. If interested, contact any board member.**

Fine Appeal: No committee action was required this past month.

Green Thumb: Bushes will be planted in the west common area that will eventually hide the chain link fence recently installed to separate the preserve from our community.

Neighborhood Action Committee: No report. **This committee is in need of a chairperson. It even has a line in the budget for its expenses. Without a chairperson, it might be a little hard to use those funds. Please contact any board member if you are interested. It is a very fulfilling committee to our community.**

Vendor Oversight: The new pool heater has been installed and is working fine in conjunction with the old heater. The committee is working on replacing our lake fountains and upgrading our security system.

Exercise Room Committee: The committee is working to get bids to replace the broken treadmill. It also is looking into leasing our equipment rather than purchasing.

I would like to 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!!!

Legal Issues:

Nothing to report. Two Silverlakes properties, 11245 and 11334 Lakeland Circle, were sold since the last meeting without the board's knowledge. The board is working on setting up a meeting with our attorney to see what can be done about the lack of communication.

Treasurer's Report:

A total of \$104,189 is owed to our HOA through foreclosures and attorney collection actions, and 18 owners owe less than \$1,100. Our operating funds total \$198,368 in five banks, and our reserves total \$478,793 in six banks. Our overall spending is above budget by \$3,243, mainly due to ground and utility expenses. Courtesy letters were sent out to 15 small debtors resulting in payments to our HOA. Bank balances are high, and consideration of pending large expenses vs. quarterly dues will be given at the time of budget finalization.

A reserve review showed our overall balance pretty close to the balance predicted by the reserve study done in 2011.

On several occasions, our treasurer has been asked about status of one of the proxy questions our membership voted on at the last annual membership meeting. The membership voted not to require an expensive audit by a CPA. Instead, the membership voted to accept a "report of cash receipts and disbursements" issued by the management company. This report is available to our association members by submitting a written request to our management company, Alliant Property Management.

Rental Properties:

We have 28 known leased properties. We are addressing several other homes that are not following the HOA's Lease Application Policy.

Reaffirm Board Decisions:

Board members made several decisions via e-mail since the last meeting, which they reaffirmed at this meeting to comply with the Florida Sunshine Law.

New Business:

A review of our procedure for assessing fines for HOA violations has shown we are following the law with our 14-day appeal period.

The communications committee is preparing a program to welcome all new residents to Silverlakes. Board members requested some clarification on a few subjects. The Exhibit F Rules and Regulations — Item 29 will have to be reworded to allow renters to use our gym as a result of our discussion. The board will develop the new wording to be voted on at the next board meeting.

The board would like to remind everyone if there is a streetlight out near their house, it should be reported by the post number to FPL. The street address near the post would be helpful as well. The board president or vice president would like this info also, either directly or through our property manager. Thanks in advance.

Meetings:

The next monthly meeting of the board of directors will be held Oct. 15.

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

Social Committee:

The Italian Pot Luck held Sept. 12 at the clubhouse was well-attended. Besides the many hot dishes, there were lots of wonderful appetizers and desserts. In addition to a 50-50 prize, four additional gift cards donated by Kathy and Jamie Kuser were awarded in a drawing.

The Silverlakes Community Garage Sale will be held from 8 to noon on Saturday, Oct. 25. There is a \$5 charge per house to participate. The charge is used to pay for gate security. All visitors will be asked to park on only one side of the street.

A FREE community ICE CREAM SOCIAL will be held that evening from 7 to 8 p.m., in the clubhouse. To make reservations, please call Agnes at 239-561-9661 or Ana at 239-288-7725. All are invited!

Looking ahead to November, a Thanksgiving Pot Luck is scheduled for Nov. 14, and Holiday Decorating will be held on Nov. 30. Details will follow next month.



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 or , 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. Thanks for your help in making Silverlakes such a wonderful place to live.

Broken Clubhouse Light:

Another light in front of the clubhouse has been broken. If you see vandalism or suspicious activity occurring within our community, please report the incident by calling the Lee County Sheriff's Office at 239-477-1000.

Red Hat Review:

The Silverlakes Chapeaux Rouge Chapter stayed close to home for our September event. Members met in the home of Jan Wold, the Queen Mom, for our annual summer pot luck salad luncheon. This year, we had our largest group, totaling 10!

We started at noon with a wonderful array of delicious salads: pasta, chicken, fruit, seafood, potato and pretzel, with croissants to go with them. Following that were a mandarin orange pie and tiny red velvet cheesecakes. Yum! After lunch, we played Red Hat Bingo for an hour and a half. There were many winners, and everyone went home with a prize because each member brought five wrapped prizes valued at \$1 or less. When we ran out of prizes, someone suggested playing for money. Well, that's when things got exciting! We played until the first person filled a card. It ended in a tie, and each happy winner went home with a whole \$2!

Our October event is being planned by Carol Napolitano and promises to be a veritable extravaganza. It will be held at the art gallery in the Coconut Point shopping center. We will be enjoying the art, as well as a catered lunch, a fashion show, a Mary Kay makeover and having our colors done. Anyone interested can call Jan Wold at 239-849-5184. The cost is \$20. The event is not on the usual meeting day. Instead, it will be held from noon to 3 p.m. On Monday, Oct. 20.

Our newest resident:

Congratulations go out to Tim and Alyssa Duffy on the arrival of their first child, Benjamin James.

Benjamin James was born Sept. 5, 2014. He weighed 7 pounds, 12 ounces and was 20 1/2 inches long. He's a healthy and happy baby!

Alyssa said she and Tim have had a wonderful support group during this very special time in their lives.

If you see the Duffys out walking, share your congratulations.

