

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

April 8, 2013 7:00PM

West Broward Hall

In Attendance:

Steven Goldman President
Daron Fitch Vice President
Vicki Minnaugh Treasurer
Colleen Cheney Secretary

Directors:

Ray Whittier
Robert Garcia
Rick Collum

Also In Attendance:

Deborah Lisiewski Pines Property Management
Donald Neuerman Pines Property Management
John Stevens Counsel for the Association
Cathy Balenovic Director of Community Affairs

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steven Goldman at 7:00pm

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes from January 21, 2013

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised as of Feb 28, 2013, there is a balance of \$3,340,340.18 in SilverLakes' operating account. CD's: CD-Met Life has a balance of \$252,473.25. CD-Community Bank has a balance of \$248,861.24 for a total of \$501,334.49

Money Markets at Banco Popular: MM#1 \$93,178.73, MM#2 \$279,287.53, MM#3 \$192,561.52, MM#4 \$251,399.06 for a total of \$816,426.84.

Current Year net Income \$123,030.59. Vicki advised we are doing very well with investments and cash flow.

Chief Black from the Miramar Police Station discussed the issues at Grand Cay/The Island Park. He also addressed traffic enforcement and parking. He spoke of the Traffic Enforcement Agreement and advised the city prohibits parking on street and swales, however on privately owned roads, the police cannot enforce regulations without a Traffic Enforcement Agreement. (Tickets cannot be written and infractions cannot be enforced) However, if the agreement is not signed, this will not affect patrolling of neighborhoods.

Item D from New Business on the agenda addressed.

Vicki Minnaugh advised of recent accidents by The Isles and speeding across the causeway. She recommends removal of Philodendra to increase visibility. Iris Siple advised 2 solar operated flashing warning signals that will post speed will be installed by the city at no charge. A stop sign at the Isles will also be moved further forward.

Motion to hire Everglades to remove Philodendra and fill with sod for a total cost of \$920 in order to set up solar signs

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

Director's Report

Daron Fitch discussed burglary issues at Grand Cay and Island Park.

Jose Levy explained that the gate belongs to SilverLakes, but is maintained by Grand Cay.

The locks keep getting broken.

The city confirms the area up to the gate belongs to the city-all the vegetation belongs to the city.

At the far end of the bridge, there is a gate that is rarely locked or closed. Jose will look into replacing the gate with a lock. Need to find out who owns that particular gate-SL or the City. John Stevens said he can find out who owns this gate. John advised he sent a letter to Jagdesh Ramkhalawan at the Miramar City of Public Works, with a reminder about maintaining the landscape. Vicki Minnaugh suggested sending another letter to Thomas Good. Daron Fitch will follow up on the issue.

Director's Report

Colleen Cheney discussed screening process for SilverLakes rentals. Previous discussions left the decision up to Sub Associations. The President who brought up the issue to Colleen states that crime in Miramar areas are higher when there is no rental screening process. Robert Garcia advised that Phase IV implemented rental screening after rentals started to escalate. By Laws for Phase 4 were changed to incorporate a rental screening.

John Stevens advised he had previously drafted a proposed amendment that covered the rental restrictions and met with the Presidents at a President's Meeting. The majority of the Master Board decided it would not be feasible to handle at the Master level, but could be handled individually. Only 2-3 sub's incorporated the amendment. John advised the docs could be amended if the majority of the Presidents agree to the change. This is if the Master feels it can be instituted on a community wide basis and if the Property Management Company can institute. It is easier to implement with sub associations that have gates as codes must be entered for residents. Colleen Cheney suggests bringing the issue to the President's Committee. Ray Whittier concurred.

President's Report

Steve Goldman advised a realtor dissuaded buyers from purchasing a home in Treasure Shores because an e-mail from a Sub Association President had been sent out to a group of people and circulated, that reflected negative information about the SilverLakes community. Steve advised that any complaints should be brought to the attention of Pines Property and not be shared with others.

Committee Report

A) Security

Ron Hopkins explained he was working on delineation of responsibilities of FPI and Police Station. FPI spoke of proactive patrol. During every shift, every community must be visited. The Police Dept advised purses are being stolen at gas stations when gas is being pumped. Recommendation to lock car while pumping gas. Information available at crimereports.com Also spoke of burglaries during the day. Do not leave jewelry out on dressers.

B) Fining

Andy Asensio advised that for the First Quarter 2013, 1476 homeowners were cited, 31 attended hearings, 38 were granted extensions, 795 were in compliance, 612 were sent \$1000 letters, 155 were sent to the attorney, 100 are bank owned foreclosures.

Andy also advised some homeowners upset that original gray paint is not longer an option for home color.

C) Landscape

Leena Gonzalez advised almost done with main monument on Miramar Parkway, white fly issue is ongoing, some proposals for entrances and 1/3 of budget used so far.

D) Community Affairs

Cathy Balenovic provided recap of Community Wide Garage Sale held on Feb 9th & 10th and the 2nd Annual Easter Egg Hunt held on March 30th. First "Art in the Park" Art Fair discussed, as well as "Walk a Mile" group, Dog Obedience classes, current monthly contests, and recent signs that have been ordered. 1/2 of budget used so far.

E) Management

Deborah Lisiewski presented examples of grey concrete color for driveways.

Motion to allow Behr's Premium "Pacific Fog" from Home Depot as a driveway stain for any home.

Motion to approve by Robert Garcia. Second by Daron Fitch.

Motion passed unanimously.

Debbie also suggested selling former holiday decorations that are not being used and have been in storage in order to save on storage costs. Funds will go back to board and Debbie suggests allocating to Community Affairs budget.

Motion to investigate bids from vendors to purchase former holiday decorations that are in storage

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

Don Neuerman advised that FPL recounted poles in neighborhoods. Their report reflects that 5 communities have been billed a higher amount, in particular, Sunset Pointe and Coconut Bay. FPL said they would give a reimbursement for one year, although they have been over billing for over 20 years. Don recommends passing issue to John Stevens office for action.

Motion to hire John Steven's firm to deal with FPL for reimbursement for neighborhood allocations.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed unanimously.

Don also discussed the neighborhood street paving.

Motion to create a committee with Don, John, Juan Hernandez , and Debbie to set up guidelines for RFP for John to send out to the three engineers that Juan Hernandez recommended in order to get a scope of work to start negotiating and put it on a time frame to schedule and return to the board for potential review and approval.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

Vicki Minnaugh will volunteer as the Board member to sit on this committee. Steve Goldman will be the alternate.

Attorney's Report

Moved to the end of New Business.

Old Business

Review proposals for replacing, repainting poles and stop & directional signs.
Roughly \$2,800 per community with 2-3 day turn around time per community.
Funding will have to come from reserves.

Motion to hire Beautiful Mailboxes to start the communities after rainy season

Motion to approve by Vicki Minnaugh. Second by Robert Garcia.

Motion passed unanimously.

New Business

A) Modification Committee

Steve Goldman has appointed the following committee members; George Medios, De Barbadaes, Ellen DeJesus and Natalie Costa.

B) Review proposals to shred old files prior to 2006

Motion to accept Shred Trust at \$2.50 per legal size box

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

C) Installation of Flags for Flag Day

Motion to accept Veteran's Flag Network for a total cost of \$2,077.92, to be installed by the Girl's Scouts.

Motion to approve by Vicki Minnaugh. Second by Robert Garcia.

Motion passed unanimously.

D) Review and approve proposals from EEC.

Motion to approve proposals in the amount of \$31, 078, work to be completed before rainy season.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

E) Review proposals to replace lights in medians at Phase IV.

Motion to approve Caro Electric for both jobs for Phase IV in the amounts of \$4,355 and \$8,275

Motion to approve by Vicki Minnaugh. Second by Robert Garcia

Motion passed unanimously.

F) Review and approve new homeowners' manual designs

John Stevens advised many associations no longer print manuals.

Motion to approve searchable and printable (not changeable) PDF online manual, kept up-to-date

Motion to approve by Vicki Minnaugh. Second by Robert Garcia

Motion passed unanimously.

7) A. Conflict issue regarding e-mail from Michael Villarosa.

John Stevens explained the Phase IV lawsuit and legal counsel situation.

John advised there is not a conflict of interest.

Motion to leave to John's discretion to waive conflict

Motion to approve by Vicki Minnaugh. Second by Robert Garcia

Motion passed, but not unanimously. Ray Whittier and Steve Goldman against motion.

G) To approve the scope of work for contracts.

John Stevens advised the committee went over scope of work with the Presidents for their feedback.

John reviewed the terms of the contracts.

Motion to approve the scope of work for tree trimming contract

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed.

Motion to approve the scope of work for the Management Company contract

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed.

Motion to approve the scope of work for the Landscape Maintenance contract

Motion to approve by Vicki Minnaugh. Second by Daron Fitch

Motion passed.

Vicki Minnaugh thanked Colleen, Daron and John for their efforts in putting this together.

John advised he will finalize the request for proposal and present the final package to the committee for review-meeting on the 15th. On the 29th, the qualified vendors will be contacted and sent request for proposals. They have until May 13th to return the proposals. By May 28th, proposals will be reviewed. On June 11th the committee will interview the bidders. On June 18th, the committee will select preferred vendor and enter into contract negotiations. By July 22nd, everything will be back to the board for final vote.

10) Neighborhood allocation presentation.

Presentation deferred to next President's Meeting on May 6th.

Motion to adjourn at 9:47pm

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary