

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Director's Meeting

January 21, 2013 7:00PM

West Broward Hall

In Attendance:

Steve 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

Annual Board of Director's Meeting - Call to Order

Meeting call to order by President, Steven Goldman at 7:05pm

Colleen Cheney conducted roll call.

Elections of Officers & Directors for Master Board 2013 conducted by John Stevens.

Steven Goldman nominated for the Office of President. No other nominations.

Steven Goldman elected.

Daron Fitch nominated for the Office of Vice President. No other nominations.

Daron Fitch elected.

Colleen Cheney nominated for Office of Secretary. No other nominations.

Colleen Cheney elected.

Vicki Minnaugh nominated for the Office of Treasurer. No other nominations.

Vicki Minnaugh elected.

Three remaining Directors also congratulated.

Guest Speaker, Jessica Vargas Astaiza from Tindale-Oliver & Associates gave a presentation on the Hollywood/Pines Corridor Project.

Motion to approve November 13, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve.

Second by Colleen Cheney. Motion passed unanimously.

Motion to approve December 10, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve.

Second by Daron Fitch. Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised we have one CD earning 1.05% at MetLife with a balance of \$252,047.14 and a maturity date of 7/1/2013. The second CD is earning .90% at Community Bank of Broward with a balance of \$249,608.94 and a maturity date of 8/25/2013. There are four Money Market accounts at Popular Community Bank. MM #1 has a balance of \$93,076.95, MM #2 has a balance of \$278,888.62, MM #3 has a balance of \$192,301.75 and MM #4 has a balance of \$251,039.00. The combined balance of CD and MM accounts is \$1,316,963.39. The two cable escrow accounts with Gray Robinson; the old account has a balance of \$583,976.48 and the new account has a balance of \$1,071,178.50 for a combined total of \$1,655,154.98.

Vicki Minnaugh also advised that Gary Resnick is suggesting we look at other banks for proper insurance. Three new residents also opted in for Comcast.

Director's Report

Daron Fitch advised there has been a misunderstanding at the President's meeting on how the Community Allocations work. Daron suggests Don Neuerman or Pines can give a presentation on this subject. Steven Goldman requested to Debbie that this be added for the agenda for the next meeting.

President's Report

Ray Whittier brought up the issue of responsibility as far as signs, equipment in sub associations. Don Neuerman advised that if a sub association installs lights, gate arms, etc , even if on community association property, the sub association is charged to maintain. Also, anything the builder installs in the sub association, needs to be maintained by sub association. However, wing walls, letters on wing walls, up lights are covered under the Master Association. Street signs are maintained by the Master Association. Don will review Ray's docs. John Stevens also offered to review the docs and look at the property in question. Steven Goldman advised this can be brought up as new business.

Daron Fitch advised that Juan Hernandez, a civil engineer, who resides in Crystal Shores, has volunteered to assist with providing his expertise as pertains to the repaving of communities. John Stevens will look at original contract to review warranty.

Steven Goldman announced 2013 Board Meetings; March 25th, May 20th, July 22nd, September 16-Budget meeting, October 28th, December 9th-Candidate Night for groups 2,4, 6 and Commercial. All meetings will be held on Monday night. The President's Meetings are scheduled for March 11, May 6th, July 8th, September 9th, and October 14th.

Steven Goldman announced the need for volunteers for the Modifications Committee. Applications need to be completed and members will be selected by geographic areas. The Committee will meet during normal business hours (8:00am-5:00pm), Monday-Friday, at the Pines Management office; a 30 minute meeting, once a week.

Steve Goldman also announced he chose a Committee of three, which will be called the Contract Steering Committee, and has asked Vicki Minnaugh, Robert Garcia and Colleen Cheney to serve. They will meet with John Stevens and ensure that all contracts are in place, ie Comcast, Insurance, etc.

Committee Reports:

Security Ron Hopkins absent

Fining

Andy Asensio advised 370 Homeowner's were cited, 7 attended hearing, 15 granted extensions, 277 were in compliance, 71 were sent the \$1000 letter, 29 sent to attorney, and 29 foreclosures. Andy will continue to serve in 2013.

Landscaping

Leena Gonzalez advised status of monuments and work that will commence on the medians. Leena will continue to serve in 2013.

Community Affairs

Cathy Balenovic advised the Holiday Contest winners were awarded cash prizes and picture were posted on facebook, the website and Channel 97. They will also be highlighted in the next edition of Ripples. The "Walk a Mile" group started Tuesday, January 8th. The group meets at 6:30pm at the pavilion at the Community Park. The walk is from the The Enclave towards Las Brisas and back. "Yoga by the Lake" is currently on hold as the instructor is in India. The Community Wide Garage Sale will be held Feb 9th and 10th, earlier this year to avoid rain. The map will be distributed at the park and also be available to download on the website. The Salvation Army has confirmed their presence both days. Ads will run in The Flyer and the Sun Sentinel and possibly the Miami Herald. Last year's signs have been modified with the new date and will be put up around the community. The Second Annual Easter Egg Hunt will be held on March 30th. The Easter Bunny will be present, as well as face painting and balloon animals. Prizes will also be given this year for children that find golden eggs. The waiver is available to download on our website.

Pines Management

Deborah Lisiewski advised status of the pump station;
For the shades-5 total, 3 complete and 2 left.

Don Neuerman and John Stevens will hold a seminar on February 11th for the Presidents. He also advised that he, Debbie and/or Robert can attend President's Meeting to answer any questions, if needed. He discussed the issue at Misty Bay concerning flooding/ponding water due to changes in elevation by homeowners. There were no modifications approved concerning elevations. There will be a Misty Bay Annual Meeting tomorrow that Don will attend to work to try to find a solution. Colleen Cheney recommends joint meetings with Misty Bay and Misty Harbor with Property Managers, Board Members, etc.

Attorney's Report

John Stevens advised nothing to report. Steve Goldman asked for update on foreclosed properties. John advised rough estimate 578 that are currently in foreclosure. John can also send an Intent to Lien report.

New Business

A) To discuss adding "stain color grey" for driveways.

Robert Garcia motioned for discussion. Second by Daron Fitch.

Debbie will get color number from Sherman Williams.

Unanimously passed

B) To review proposals for replacing poles, stop & directional signs.

Deborah Lisiewski advised 3 vendors contacted for estimates. Estimates came in very high.

Debbie intends on procuring more bids and additional information to be presented at March's BOD meeting.

C) To review and approve proposals from EEC.

Motion to approve Everglades Proposals

Vicki Minnaugh entered motion to approve.

Second by Robert Garcia. Motion passed unanimously.

E) To discuss Alyn Kaye services for 2 hours

Motion to hire Alyn Kaye services

Vicki Minnaugh entered motion to approve.

Second by Robert Garcia. Motion passed unanimously.

D) To review proposals for new LEDS lights for SW Monument Wall.

Motion to approve proposal from Caro Electric for the sum of \$7,200

Vicki Minnaugh entered motion to approve.

Second by Robert Garcia. Motion passed unanimously.

Further discussion regarding responsibility of signs, etc. Ray Whittier requests something in writing identifying areas that are sub association and Master Board's responsibility. John Stevens advised he will review docs and property.

Motion to adjourn at 8:40 pm.

Motion by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary