

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

January 25, 2016 7:00PM

West Broward Hall

In Attendance:

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

Directors:

Ray Whittier
Rick Collum
Monte Face *excused absence*

Also In Attendance:

Robert Moses 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 7:06pm

Colleen Cheney conducted roll call.

Motion to retain the same officers as previous year

Motion to approve by Daron Fitch. Second by Ray Whittier.

Motion passed unanimously.

Motion to accept BOD Meeting Minutes of October 19, 2015.

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,526,599.62 in the operating account, \$496,251.17 in the two CD accounts, a balance of \$1,326,809.86 in the five Money Market Accounts and a balance of \$1,109,021.26 in the cable escrow, which is used to subsidize the comcast cost for residents.

Director's Report

Ray Whittier NIL
Colleen Cheney Colleen thanked Cathy Balenovic for the Breakfast with Santa Event and asked if there was an update concerning the crosswalk on 178th and 4th St. Robert will look into it.
Daron Fitch NIL
Rick Collum NIL
Vicki Minnaugh NIL

President's Report

Steve Goldman advised of concerns:

- Recent sign change by four communities on the south side. He wanted to ensure residents are aware they are responsible now for maintenance of these signs.
- Gratuity for guards under contract at the gate at Phase 4.
John Stevens does not recommend this as a practice.

Steve advised Ron Hopkins is resigning from the security committee and thanked him for his service. Members are needed for the security committee.

Committee Report

A) Fining

Robert Moses provided an update.

B) Security

Officer Victoria Lima from the Pembroke Pines Police Department provided an update and went over recent stats in the community.

C) Cable

Daron Fitch provided an update regarding finalizing negotiations with the three cable providers. The meeting with the consultant will take place in a few weeks and the plan will be presented at the March 14th BOD meeting. Our current contract ends at the end of this year. The specifics will be discussed at the next President's meeting on February 29th. There will be a better product and price with a tv/internet package deal. Notice will be sent to homeowners to give a heads up to refrain from entering into new contracts for tv/internet until new SL package is voted on. Cathy Balenovic will also post information on facebook, the website and in Ripples.

D) Landscape

Leena Gonzalez provided an update regarding a stolen tree and the white fly situation.

Motion to approve estimates #8178 in the amount of \$11,080.00, #8179 in the amount of \$3,014.00, #8194 in the amount of \$6,992.50, #8200 in the amount of \$27,000.00 and #8202 in the amount of \$12,500.00.

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

Motion passed unanimously.

Corey Bogus from the Miramar Police Department provided an update.

E) Community Affairs

Cathy Balenovic provided a recap of community events and SilverLakes contests. A full recap of all 2015 events was distributed to the BOD as well as the 2015 and current 2016 budget balances.

Cathy and Robert provided a recap of the January 6th meeting with Magical Displays concerning issues with the 2015 Holiday Lights.

Motion to approve the Addendum to Seasonal Light Service Agreement with the specification of night drives under the additional duties section.

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

Motion passed unanimously.

An additional credit, in addition to the 10% already provided, will also be requested from Magical Displays.

The Boating & Lake Committee will provide a recap at the next meeting.

F) Management

Robert Moses provided a recap.

Motion to ratify PPM approved repairs, in the amount of \$11,119.66.

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

Motion passed unanimously

Robert also provided a paving project recap. Coconut Reef is slated to start next.

Attorney Report

John Stevens provided a recap on the new fining procedures. He recommends the BOD delegate authority to PPM.

Motion to approve New Fining Procedures

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

Motion passed unanimously

New Business

A) Motion to approve Margolies, Fink & Wichrowski for the 2015 audit, not to exceed \$5,250.00.

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

Motion passed unanimously.

B) Flag Pole Proposals

Robert Moses will present more information at the next BOD meeting and the Lake Committee will also provide recommendations for placement.

Robert will also provide estimates for the installation of dog waste bag stations.

C) Crystal Shores Modification Process

Motion to approve extension of curb and tuff curb, contingent on permit being obtained and John Stevens drafted legal agreement being signed.

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

Motion passed unanimously.

D) Motion to approve Country Wide Pest for Coconut Reef rodent treatment.

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

Motion passed unanimously.

Pines Property Management will ensure cleaning behind sub association and monument walls.

E) Discussion concerning the noise issues during The City of Miramar's "Funk Fest".

John Steven will draft a letter to the city, on behalf of the Board, outlining the issues and present to the City as well as attend their next meeting on February 17th.

F) Motion to ratify Mack, Mack, & Waltz's 2016 Insurance Policy Renewal

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

Motion passed unanimously.

Brandon Levy has left the firm and will no longer be the agent for SilverLakes.

Open Forum

Sprinkler issues were discussed.

Robert Moses will contact Everglades concerning these issues.

Iris Siple provided an update to the USPS property that the City of Pembroke Pines purchased and resold to a developer. 121 single family homes will be constructed in that area as well as shops and a smaller USPS location.

Motion to adjourn at 9:15pm

Motion to approve by Steve Goldman. Second by Vicki Minnaugh.

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary