

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

September 15, 2014 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 *absent*

## Also In Attendance:

Robert Moses Pines Property Management  
Don Neuerman Pines Property Management  
John Stevens Counsel for the Association  
Cathy Balenovic Director of Community Affairs *absent*

## Board of Directors Meeting – Call to Order

**Meeting call to order by President, Steven Goldman at 7:02pm**

Colleen Cheney conducted roll call.

## Motion to accept BOD Meeting Minutes from July 21, 2014

Motion to approve by Colleen Cheney. Second by Ray Whittier.

Motion passed unanimously.

## Director's Report

Colleen discussed reinstating Comcast as the cable provider name on the SilverLakes Homeowner's Welcome Packet.

## Motion to reinstate Comcast on the welcome packet.

Motion to approve by Colleen Cheney. Second Vicki Minnaugh.

Motion passed unanimously.

## Treasurer's Report

Vicki Minnaugh advised that as of Aug 31, 2014, there is \$4,138,797.01 in the SilverLakes operating account. There is a balance of \$245,00.00 in the Synchrony Bank CD and \$247,500.00 in the Community Bank CD. The balance of the five Money Market accounts at Banco Popular total \$1,139,511.55. The Current Year Net Income is \$109,190.31. The Cable Escrow accounts have a balance of \$780,930.36 and \$584,755.98 and the total balance of the CD's and Money Market accounts totals \$1, 632, 011.55.

## President's Report

Steve Goldman discussed the appearance of propane tanks on resident's property. Doc's had been revised to allow propane tanks, provided landscaping concealed the tanks. City permitting is required.

## Committee Reports

### A) Security

Art Ganz provided an update and advised the quarterly figures would be available at the end of the month. Captain Shimpeno from the Pembroke Pines Police Department and Officer Corey Bogus from the Miramar Police Department provided updates. Suspicious activity can be reported to the Pembroke Pines Police Department via email at tips@ppines.com and to the Miramar Police Department by phone at (954) 602-HELP (4357)

### B) Parking Committee

Daron Fitch provided an update concerning the Parking Committee meetings.

Motion to implement the outline regarding enforcement of the current parking rules. A mailing will be put together for residents and be sent out in the Dec 15th mailing. Enforcement will be effective beginning Jan 2015.

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

Motion passed unanimously.

### C) Landscape

Leena Gonzalez provided an update.

Motion to approve the estimate from Turbo Mulch for red mulch, not to exceed \$50,000.00.

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

Motion passed unanimously.

Motion to approve the estimate for dead tree removal from Everglades, for a total of \$3, 800.00.

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

Motion passed unanimously.

Leena submitted the Landscape 2015 Proposed Budget, in the amount of \$260,000.00

### D) Community Affairs

Cathy Balenovic provided a recap of Community Events and SilverLakes Contests.

Recap of the 2014 Holiday Light progress was also provided. Option #2 and Option #1 with Cool White was chosen.

### E) Management

Robert Moses provided an update.

Motion to approve PPM expenses in the amount of \$3,528.37

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

Motion passed unanimously.

Robert also advised he needed more volunteers for the Color Committee.

Terri Allison, Manny Bennitez and Vicki Minnaugh have volunteered.

Attorney Report

nil

Old Business

Robert provided an update on the Exercise Circuit Proposals.

Motion to approve estimate and replace/install 9 exercise stations with GameTime for \$22,939.93 to be considered as a Capital Improvement Expense for 2015.

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

Motion passed unanimously.

New Business

A. Don Neuerman reviewed each line number for the 2015 Proposed Budget

It will be presented for vote at the October BOD meeting

There was a brief discussion concerning wetland maintenance. The schedule of wetland maintenance will be sent to the BOD.

Discussion concerning decreasing cable subsidy to \$2.50 per residence and raising allocation to \$20 for paving.

B. Reserve Study Proposal

Motion to accept estimate from Association Reserves in the amount of \$4, 800.00, using our existing road measurements.

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

Motion passed unanimously.

C. Sub-Association request to hire FPI Security

Motion to approve Sapphire Shores to independently hire FPI for patrol

Motion to approve by Ray Whittier. Second by Daron Fitch

Motion did not pass, 3 no votes to 2 yes votes.

D. Discussion to replace stop signs at the exit of each Sub-Association

Specs will be provided for next meeting

E. Flow Meter Proposals

Move to approve the estimate for Flow Meter Reporting from All Phase Irrigation in the amount of \$325.00 per month.

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

Motion passed unanimously.

Move to approve the estimate for Flow Meter Calibration from All Phase Irrigation in the amount of \$3,145.00.

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

Motion passed unanimously.

F. Proposals for curbing at Misty Bay.

Motion tabled until next meeting as Pines Property will look into the rebar component.

G. Motion to Ratify Votes for A1 Superhero Pest Control, Revised testing agreement with Botek Thurlow Engineering, Towing Agreement with AG Weston and Directors and Officers renewal policy

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

Motion passed unanimously.

Motion to adjourn at 9:41pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary