

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

March 16, 2015 7:00PM

West Broward Hall

In Attendance:

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

Directors:

Ray Whittier
Monte Face
Rick Collum

Also In Attendance:

Robert Moses	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 7:05pm

Colleen Cheney conducted roll call.

Motion to approve the agenda

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

Motion passed unanimously.

Motion to accept BOD Meeting Minutes from January 6, 2015

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

Motion passed unanimously.

Chris Knox and Irma Diaz gave a presentation of the YMCA.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,726,797.54 in the Operating Account, a balance of \$495,592.05 in CD accounts, a balance of \$1,143,046.26 in Money Market Accounts and in Cable Escrow a total of \$1,366,737.62.

Director's Report

Nil

President's Report

Nil

Committee Report

A) Fining

John Stevens reiterated the responsibilities of the fining committee. John Stevens explained the committee is not to determine what is a violation of the HOA declarations, whether or not they should modify the declaration, or to inspect properties. The task of the committee is to hear the evidence presented by both sides and to make a determination as to what the fine should be. That is the limit and scope of the fining committee.

Andy Asensio provided an update on the Fining Committee Report.

B) Security

Ron Hopkins provided an update. The Miramar Police were present to give an update on crime stats and to advise the community of a new initiative called "Smart Water CSI Kits". This new technology helps reduce theft in local communities. Miramar residents can call the Miramar Police Department at (954) 602-4327 to obtain one kit per household while supplies last.

Discussion concerning the situation involving a resident of Sapphire Bay. John Stevens explained the civil process SilverLakes has initiated. Residents need to continue to call Police for the criminal process. Residents would like Sapphire Bay residents to receive a notice advising of current situation. A meeting will also be arranged with Sapphire Bay residents and the Sapphire Bay President.

Colleen advised that car windows were shot out with BB guns at Coconut Cove.

Discussion ensued concerning Police Patrol vs FPI.

Steven Goldman advised that the Miramar Police were unable to cover enough shifts for patrol when decision was made to hire FPI.

C) Landscape

Leena Gonzalez absent.

Motion to approve estimate #7797 for \$39,450.00, #7815 for \$20,290.00 and estimate #7816 for \$800.00

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

Motion passed unanimously.

D) Community Affairs

Cathy Balenovic provided a recap of Community events and SilverLakes contests.

Motion to approve Important Numbers Refrigerator Magnets by Vista Print for \$535.99

Motion to approve by Daron Fitch. Second by Vicki Minnaugh

Motion passed unanimously.

Magnets will be mailed with next HOA dues correspondence in June.

E) Management

Robert Moses provided updates.

i. Paving Project Update

Colleen advised repairs are needed.

ii. Hurricane Manual

Certain numbers need updating, i.e. FPI, Everglades

iii. Ratify Votes

1. Motion to ratify H & H Building and Remodeling for Gazebo Repairs

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

Motion passed unanimously.

2. Motion to ratify Landscape Proposal #7793

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

Motion passed unanimously.

3. Motion to ratify South Broward Drainage District-Pines Blvd Gate Improvement

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

Motion passed unanimously.

4. Motion to ratify Caro Electric Proposal #1079

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

Motion passed unanimously.

5. Motion to ratify PPM Approved Repairs

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

Motion passed unanimously.

Attorney Report

B) Lake Use and Accessibility

John Stevens explained there is an agreement between SilverLakes and the South Broward Drainage District under which we have agreed to maintain the lakes and hold the district harmless for anything that happens in the lakes. They have allowed us to create rules concerning the lakes and record them in Broward County. To date, those rules do not exist so that is something that can be done. The City of Pembroke Pines has a park on the lake. They do not have an agreement with South Broward Drainage District and are therefore prohibited for using the lakes.

Only SilverLakes residents can use the SilverLakes lakes. John Stevens will draft a letter to the City of Pembroke Pines and informing the South Broward Drainage District that the city does not have the authority to launch boats from the park and that signs need to be erected explaining such.

De' Miranda-Barbadaes will chair a SilverLakes Lake & Boating Committee.

Steven Goldman asked De' to bring recommendations to the BOD for signs and placement of signs.

Discussion ensued concerning letters being sent to everyone who lives on the lakes (Robert can compile) and possible stickers for floating devices.

Motion to send letter to the City concerning the placement of no boating signs.

Motion to approve by Steven Goldman. Second by Rick Collum.

Motion passed unanimously.

De' also advised that a kayak company has been leading groups in the lake.

A) Miramar Traffic Agreement

John Stevens reiterated that sub roadways are privately owned roads by the SilverLakes HOA. The Police Departments will not enforce certain traffic issues on those roads unless a traffic agreement is signed. The BOD reviewed these documents with The Cities of Pembroke Pines and Miramar in 2012 and determined they could not execute the agreements, for several reasons, but one is that signage would need to be brought up to current requirements, a Hold Harmless would have to be signed, obtaining a large insurance policy and naming the police as additional insured under the HOA policy, and the Police would enforce parking based on Police rules and not association rules, i.e. street parking.

Daron Fitch advised that the Parking Committee has existed since 2009 and that the committee has tried all reasonable and rational approaches to parking issues. There is limited parking and resources in SilverLakes. Daron would like a follow up with the Police Department concerning the indemnity clause in the Traffic Enforcement Agreement and John Stevens will follow up.

Steven Goldman explained that if someone is speeding 5 miles over the speed limit, that is considered a citation and the Police cannot ticket without a signed Traffic Enforcement Agreement, however, if a car is speeding more than 5 miles over the speed limit, that is considered reckless driving and the Police can enforce that.

A parking/speeding/safety reminders can be included in the next Ripples.

Old Business

Proposal for workout station in Phase 1.

Amended Motion to approve estimate for \$14,379.19 by GameTime provided Fitness Station can be moved to the other side of the parking lot by the Gazebo.

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

Motion passed unanimously.

New Business

A. 2015 Paving Project

Botek Proposal and RFP

May 1st will be the bid deadline. May 18th, the bids will be ready for review.

Motion to approve Phase II Sub total for \$55,000 and Landscape Sub Total for \$6,200

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

Motion passed unanimously.

B. Motion to Replace Non-Working Lights for the total of \$6,825.00 by Caro Electric

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

Motion passed unanimously.

C. Hurricane Supplemental Insurance

Wait to see if more companies offer this type of insurance.

D. Playground Inspection Proposal

One or two more bids are requested before a decision is made

E. 2014 Audit-Letter of Engagement

Motion to approve Letter of Engagement from Margolies, Fink & Wichrowski

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

Motion passed unanimously.

F. File Shredding

Motion to approve cost of \$150.00.

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

Motion passes. Ray opposed.

Las Brisas resident explained road in front of their home needs to be re-graded to prevent pooling of water.

Motion to approve \$3,200 to re-grade road in front of Las Brisas home

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

Motion passes 4 to 3.

Robert Moses will look into how many other sub's are affected by this issue.

Motion to adjourn at 9:56pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary