

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

May 20, 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                      *absent*

## **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 7:07pm**

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes from April 8, 2013

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

Motion passed unanimously.

Steve Goldman motioned for agenda item 8A to be moved to the top of the agenda.

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

Motion passed unanimously.

Steve Goldman advised that Robert Garcia tendered his resignation at the April 8th, 2013 Board of Directors Meeting. Robert recommended Juan Fernandez as his replacement. John Stevens advised the Master Board can fill a vacancy and has the right to nominate a candidate to serve the remainder of the term until the next election.

Motion to nominate Juan Fernandez to fill the remainder of Robert Garcia's term

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

Motion passed unanimously.

Steve Goldman presented Robert Garcia with a plaque for his hard work and dedication to the SilverLakes Community as President and Director.

Robert Garcia thanked the Board and expressed his hope that the President's Meetings will continue.

### Treasurer's Report

Vicki Minnaugh advised as of April 30, 2013, there is a balance of \$3,847,849.09 in SilverLakes' operating account. CD's: CD-Met Life has a balance of \$252,914.55. CD-Community Bank has a balance of \$250,354.65 for a total of \$503,269.20

Money Markets at Banco Popular: MM#1 \$93,270.34, MM#2 \$279,659.78, MM#3 \$192,802.07, MM#4 \$251,734.14 for a total of \$817,466.33.

Current Year net Income \$282,652.16.

Vicki Minnaugh advised the CD at Met Life will mature on July 1st and she would like to start shopping for the best rate and also for the CD at Community Bank which matures in August.

Motion to approve Vicki Minnaugh to search for a rate for the CD's.

Motion to approve by Juan Fernandez. Second by Daron Fitch.

Motion passed unanimously.

Vicki Minnaugh also advised the balance of the cable account at Gary Resnick's office is \$584,249.17.

Motion for John Stevens to contact Gary Resnick's office to transfer Comcast account to a new SilverLakes trust fund earmarked for Comcast to avoid fees.

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

Motion passed unanimously.

### Director's Report

Nil

### President's Report

Nil

### Committee Report

#### A) Security

Steve Goldman advised that there have been several parties at Brittany and complaints. Police were called , but problem was not resolved. Steve Goldman advised it will be addressed with Wally.

Steve Goldman also advised that there was vandalism at the Coconut Key Pool. Concrete blocks, garbage cans, and pool furniture were in the pool. The next day the officer's report was received. Steve Goldman is looking into why report arrived late.

#### B) Fining

Andy Asensio advised that a resident was video recording a meeting without our consent and thanked John Stevens for his support regarding that issue.

Andy advised that for April 2013, 431 homeowners were cited, 9 attended hearings, 22 were granted extensions, 247 were in compliance, 153 were sent \$1000 letters, 12 were sent to the attorney, 23 are bank owned foreclosures.

John Stevens discussed the process of the \$1000 letter sent to homeowners. He also advised that either Robert Moses or Debbie Lisiewski have been attending weekly mediation sessions.

### C) Landscape

Leena Gonzalez advised that work is finishing on medians and entrances. She recommends mulching the entrances to communities and monuments before the holidays. Rough estimate for this work is \$20,000 and has already been budgeted.

#### Motion to approve estimate #7127

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passed unanimously.

### D) Community Affairs

Cathy Balenovic provided recap of plaque given to SilverLakes by the Salvation Army on April 9th, the first "Art in the Park" Art Fair, "Walk a Mile" group, free Dog Obedience clinic held on April 21st, the first SilverLakes Mother's Day/Father's Day photo, and order for pumpkins has been placed for October's pumpkin patch. Ideas for a holiday celebration will be discussed at the next meeting. Monthly contests and ads on website and Channel 97 also reviewed. Budget recap provided.

### E) Management

Deborah Lisiewski advised flags will be distributed this year by the Girl Scouts.

Shade covers and fresh mulch are completed at park play grounds are tree roots have been removed at Pelican Cay.

#### Attorney's Report

##### Update on qualifies bidders:

John Stevens advised that qualified bids for the landscape, tree trimming and Property Management Companies have been received. John will summarize the proposals and present to the committee on May 28th. John advised that 2 bids have been received for Property Management, in addition to our current vendor, who has the first right of refusal, and there have no additional bidders for Landscape and Tree Trimming.

Discussion ensued concerning process with committee, contract negotiation and final decisions.

#### Rental Amendment for SilverLakes:

Steve Goldman advised that the SilverLakes Master Board cannot afford to get more involved with rental as this could be costly. It is advisable for sub associations to handle. Sub's can have a process similar to that of Phase 4. It costs \$1500 to remove a renter. The process for recouping that amount is lengthy. John Stevens advised a potential rental amendment would be narrowly tailored in order to be a tool that would be used infrequently for major renter issues, ie a rental property with drug dealers, squatters, etc. John recommends the majority of the Board would have to approve eviction and the process would only be used in extreme cases.

#### Motion for John Stevens to draft an amendment to declarations and present at next Board meeting

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

Motion passed. Vicki Minnaugh opposed.

Steven Goldman asked for this to be added to agenda for next meeting.

Update on FPL overcharges

Statute of five years applies. FPL was suppose to apply credit for overcharges, but did not. John advised another letter was sent to FPL stating the settlement is off the table and filing of lawsuit will move forward. Don Neuerman also advised FPL is still billing for wrong number of poles.

New Business

Don Neuerman advised situation concerning Misty Bay and that the relocation work is a preventative measure to avoid repairs.

Motion to approve \$1661.43 to relocate the main line and two valves from inside Misty Bay property to the outside of the ficus hedge on NW 172nd.

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

Motion passed unanimously.

Don Neuerman discussed RFP concerning paving project.

Motion to approve RPF for engineering report. Prioritize the 39 Communities and Boater's Parks

Motion to approve by Juan Fernandez. Second by Daron Fitch.

Motion passed unanimously.

Steve Goldman advised Don Neuerman would remain after adjournment of meeting to provide neighborhood allocation presentation.

Motion to adjourn at 8:49pm

Motion to approve by Juan Fernandez. Second by Daron Fitch.

Meeting adjourned.

Respectfully submitted,

---

Cathy Balenovic  
Director Community Affairs

---

Colleen Cheney  
Secretary