

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

**July 6, 2015 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- *Absent*

## **Also In Attendance:**

Robert Moses             Pines Property Management  
Don Neuerman            Pines Property Management  
John Stevens             Counsel for the Association  
Ryann Greenberg        Candidate for District 3 Commissioner  
Barry Fink                CPA

## **Board of Directors Meeting - Call to Order**

**Meeting call to order by President, Steven Goldman at 7:00pm**

Colleen Cheney conducted roll call.

## **Motion to accept the meeting minutes of May 18, 2015**

Motion to approve by Vicki Minnaugh, Second by Ray Whittier

Motion passed unanimously.

Ryann Greenberg, running for District 3 Commission, introduced herself to the board and residents.

Barry Fink provided the SilverLakes audit summary. He states that SilverLakes has a healthy reserve. He also stated the Reserve Study was performed for the SilverLakes common areas.

Barry also reiterated that reserve accounts are insured up until \$250,000.

## **Motion to approve Financial Statements with accompanying documents for 2013-2014**

Motion to approve by Vicki Minnaugh, Second by Colleen Cheney

Motion passed unanimously.

## **Treasurer's Report**

Vicki Minnaugh advised there is a balance as of 05/31/15 of \$3,936,861 in the Operating account CD's totaling \$496,273, five Money Market accounts with a total of \$1,144,819. Cable escrow accounts at John Stevens' office have a total of \$1,367,142. Last year the subsidy paid out was \$258,569. The total at the end of 2014 was \$1,108,167. A CD rolled over with Synchrony Bank on July 1st with 1.25% for the next 12 months. Our balance is \$247,695.00.

Paving project has a deficit of \$81,283.10 due to extra engineering, towing cars and additional asphalt and work.

**Motion to approve a transfer from Reserves fund, to the Operating Account, to fund the paving deficit of \$81,283.10.**

Motion to approve by Ray Whittier, Second by Daron Fitch

Motion passed unanimously.

**Attorney's Report**

John Stevens reported on the paving project. There were two communities that had concerns over ponding of water. Due to this concern, SilverLakes held back final payment to the paving company. The paving company placed a lien on the remaining balance against SilverLakes. An emergency BOD meeting was held and the decision was made to pay the paving company contingent on resolution of ponding issues. The lien was released.

**Director's Report**

Colleen Cheney asked Robert if he had looked into the area of 178<sup>th</sup> and 4<sup>th</sup> Street regarding a crosswalk and lighting. Robert advised he had contacted the city about the lighting and will ask about the crosswalk.

**Committee Report**

- A. **Fining Committee** - Harvey Harris provided a recap. He reported and expressed a need for commercial vehicle clarification to be made part of the SilverLakes bylaws due to a tenant who attended the June fine committee meeting. John Stevens provided clarification concerning commercial vehicles. Robert Moses will contact commercial vehicle homeowner. Harry also spoke about an issue concerning paint colors/driveway. Andy Asensio brought up an issue concerning a car cover. He also advised a tenant received a violation letter in his name and attended a fining meeting. Robert Moses will look into this matter.
- B. **Lake and Boat Committee** - Robert reported for De' that she has received a lot of resumes that will be reviewed. Rick Rundell proposes that one representative from each community grouping per lake be on the committee.
- C. **Security** - Captain Xiques from City of Pembroke Pines provided a summary. The Captain shared with residents that the SilverLakes HOA and FPI are excellent to work with. Corey Bogus from City of Miramar provided a summary. Danny Gonzalez from FPI Security provided a recap.
- D. **Cable Committee** - Daron Fitch reported that the committee met with AT&T, Comcast and Hotwire. The SilverLakes presidents held a meeting regarding cable contracts. The majority of the presidents would like to see a double bulk contract that includes cable and internet. There was a discussion and agreement that a consultant firm should be hired to negotiate a better proposal. The committee met with several consultants. The recommendation is to hire "Communications Consultants Group". They are paid through a percentage of the savings we receive.

Discussion ensued.

**Motion to hire the firm “Communications Consultants Group” to assist in negotiating a new cable agreement. Consultant agreement to be reviewed by counsel before accepting.**

Motion to approve by Daron Fitch, Second by Ray Whittier

Motion passed unanimously.

- E. **Landscape** – Leena Gonzalez reports the City of Pembroke Pines is limiting SilverLakes on the choice of palms allowed. Robert is working with the City on this issue. The Landscape committee will be presenting the BOD with a list of palms with pictures for approval.

**Motion to approve landscape estimate #7933, 7934, 7930, 7931, 7932, 7939, 7942 and 7954 for a total of \$37,125.00.**

Motion to approve by Vicki Minnaugh, Second by Colleen Cheney

Motion passed unanimously.

Leena advises board that if SilverLakes mulches this year, SilverLakes will go over budget by \$6,000.00.

**Motion to debit reserves to cover the cost of the newly planted trees in SilverLakes, (money which was taken out of the operating account), approximately \$50,000-55,000, amount to be determined by Robert Moses, and be placed in the operating account and the money already in the operating account will be used for mulching**

Motion to approve by Vicky Minnaugh, Second by Daron Fitch

Motion passed unanimously

- F. **Community Affairs Director** – Robert Moses advises Cathy Balenovic's reports are provided in the BOD's packets.

- G. **Management** – Robert Moses provided expenses that needed to be ratified.

**Motion to ratify expenses from May 5, 2015 to June 30, 2015**

Motion to approve by Vicki Minnaugh, Second by Daron Fitch

Motion passed unanimously

**Attorney’s Report** – John Stevens and BOD received an email regarding a tenant harassment case against a sub-community board member. After reviewing sub-association documents, John found that the sub-association has provisions in the documents to file an eviction against the tenant.

**Old Business**

- A. **2015 Paving Project Contract** – Robert Moses reports that contract has been reviewed by counsel. Start date for root barrier is expected August 2015 with 8 communities within the two cities and paving expected to begin in the beginning of November 2015.

**Motion to accept paving project contract**

Motion to approve by Vicki Minnaugh, Second by Colleen Cheney

Motion passed unanimously

- B. **Paving project Communication packet** – Robert Moses reports a few changes made to the packet that will go to the board and the residents with a plan, maps and parking information

**Motion to adjourn at 8:40pm**

Motion to approve by Steve Goldman, Second by Vicki Minnaugh  
Motion passed unanimously.

Respectfully submitted,

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Kathryn McCommon  
Pines Property Management

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Colleen Cheney  
Secretary

Minutes reviewed,

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Cathy Balenovic  
Director Community Affairs