

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

May 16, 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

Also In Attendance:

Robert Moses	Pines Property Management
Don Neuman	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 7:00pm

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes of March 14, 2016.

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,997,133.18 in the operating account, \$497,276.92 in the two CD accounts. The CD Optimizer Plus account is maturing on July 1, 2016. There is a balance of \$1,329,567.02 in the five Money Market Accounts and a balance of \$1,109,204.59 in the cable escrow accounts.

Motion to approve rollover of the CD-Optimizer Plus CD account

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

Motion passed unanimously.

Director's Report

Ray Whittier	NIL
Colleen Cheney	Requested an update concerning the cross walk at 178th & 4th St. Robert advised the city will install a flash sign, pending final approval.
Monte Face	NIL
Daron Fitch	NIL
Vicki Minnaugh	NIL

President's Report

Steve Goldman advised there are residents concerned with the possibility of adult student education being incorporated at Silver Trail Middle School and pedestrian traffic through our neighborhoods. John Stevens will make a call to the school board for further information.

Steve also brought up the concern about homeowners being verbally abusive to our vendors. This will be discussed in new business.

Committee Report

A) Fining

Andy Asensio provided an update. He advised there was an issue with a tenant who claimed they never received an initial violation letter and also an issue with not enough pictures of specific areas of violations included with violation letter.

A resident in attendance requested access to stats regarding history of sub associations violations.

B) Security

Artie Ganz introduced the new chair of the Security Committee, Robert Scopa, former Pembroke Pines Police Officer. Stats will be provided at the next meeting.

Pembroke Pines Officer Salinas provided a recap of incidents in SilverLakes.

Miramar Officer Bogus provided a recap of incidents in SilverLakes, in particular concerning the theft of packages from front entrance ways.

FPI provided a recap. Body cams and vehicle cameras will be installed and utilized during patrols.

Motion to approve new committee members.

Motion to approve Vicki Minnaugh . Second by Ray Whittier.

Motion passed unanimously.

C) Cable

John Stevens advised the proposed contract arrived at 4pm on Friday with missing terms that had been agreed upon. Substantial revisions are necessary. He and Robert Moses will have a meeting on Thursday at 4pm. They will then schedule a meeting with the cable committee and then get the contract to the vendor for review. Everything should be ready for BOD vote at the July meeting.

Daron Fitch provided a recap for residents in attendance concerning the double bulk contract with Comcast which will offer a better price on cable and internet, faster speed, more data and X1 boxes. There will be a short opt out period.

D) Boating & Lake Committee

De' Barbadaes provided an update.

They are planning a 4th of July get together and another lake clean up event.

De' advised an alligator was spotted by Las Brisas. A tracker will be notified.

She also suggested having a mural painted under the bridge of the north lakes.

E) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #8337, #8338, #8339, #8340, #8341 and the Community Entrance Palm Trimming in the amount of \$17,847.50

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

Motion passed unanimously.

The Ficus Project has already been approved and is pending permits from the City of Pembroke Pines.

F) Community Affairs

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

A proposed contest prize from a new electrical boat vendor was discussed.

Motion to approve the 2016 American Flag order for 4th of July from Veteran's Flag Network for \$2,363.55.

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

Motion passed unanimously.

Motion to approve the installation of an electrical outlet by Caro Electric and trenching by EEC at the Great Lawn for community events, in the amount of \$825.00, which will be deducted from the Capital Improvements Account.

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

Motion passed unanimously.

G) Management

i. Robert Moses provided a recap.

Motion to ratify PPM approved repairs, in the amount of \$9,232.47

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

Motion passed unanimously

ii. Robert provided a paving project recap for Phase II.

Discussion concerning certain sub entrances and city roads.

iii. AT &T Fiber Upgrade

John Stevens provided an update about AT &T and easement access.

Motion to approve John Stevens drafting a letter to AT &T stating they are not a utility company and therefore do not have access to our utility easement. They cannot access easement without assurance that certain criteria, specified by SilverLakes, will be met.

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

Motion passed unanimously.

iv. Dog Park

Deferred to President's Meeting

Attorney Report

John Stevens provided a recap.

Discussion concerning political signs on residents lawns; signs are not permitted per SilverLakes docs, First Amendment issues.

John advised sub associations can have stricter rules than Master Board.

Old Business

NIL

New Business

A) Paving Project Phase III

Move to accept Phase III's bid by Weekley and to use the \$300,000 difference for one or two more phases. John Stevens to draft letter with particular verbiage in order to allow BOD to keep control of prices and add communities when they can.

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

Motion passed unanimously.

B) Violations/Fines for verbal abuse of SilverLakes contract employees

Discussion.

Incidents to be handled by civil authorities.

C) Ratify Votes-Irrigation Control Panel Replacement

Motion to ratify Estimate #8346 by EEC in the amount of \$5,000.00

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

Motion passed unanimously.

Open Forum

Iris Siple distributed brochures concerning City of Pembroke Pines Infant Safe Sleep & Drowning Prevention Initiatives.

She also advised the City of Pembroke Pines is opening a Dog Park on Stirling Rd and 196th Ave.

Motion to adjourn at 9:29pm

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