

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

September 17, 2018 7:05PM

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:

Don Neurman                      Pines Property Management  
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.

Cathy Balenovic presented Outstanding Volunteer Recognition awards.

## Consent Agenda

- A.) Approval of Previous Meeting Minutes-July 16, 2018
- B.) Fining Committee Report
- C.) Landscape Improvement Proposals
- D.) Proposed revisions to Community Standards and Guidelines; regarding plastic roofs and affiliated colors and replacement windows with or without grids.
- E.) Ratify PPM Approved Repairs in the amount of \$10, 225.23

Vicki Minnaugh requested Item C , Landscape Improvement Proposals, be removed from the Consent Agenda.

## Motion to approve Consent Agenda; Items A, B, D and E.

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

Motion passed unanimously.

## Treasurer's Report

Vicki Minnaugh advised there is a balance of \$5,049,476.21 in the operating account, \$496,827.63 in the two CD accounts. One CD account matures on Oct 1st and the second on Nov 3rd. Vicki has started making inquiry into rates. Synchronicity Bank is offering 2.625%. She will continue to look for

the best rate. The term is 13 months for the CD's. There is a balance of \$1,349,410.99 in the five Money Market Accounts and a balance of \$1,697,090.11 in the Escrow Accounts. Vicki asked John if he can get a better rate than what we are currently receiving for the CDARS account.

Director's Report

Ray Whittier	NIL
Colleen Cheney	NIL
Monte Face	NIL
Daron Fitch	NIL
Rick Collum	NIL
Vicki Minnaugh	NIL

President's Report           NIL

Steve Goldman thanked Committee Members for their hard work and participation.

Steve mentioned that the Fining Committee might need security.

Committee Reports

A) Fining- Harvey Harris advised he had no new report.

B) Security-Robert Scopa advised there are thefts from unlocked cars. Cars must be locked at all times. He also advised of the new installation of cameras.

C) Lake & Boat

De' Barbadaes advised there is a baby alligator that was spotted and trespassers on the water that entered through the Boater's Park. De' contacted FPI to alert them.

Steve deferred to FPI for a report. They did not have details on that issue.

Corey Bogus from Miramar Police Department was unable to attend. Robert Moses advised that the main issue are theft from unlocked cars.

D) Landscape

Leena Gonzalez provided a recap.

Discussion concerning 3 year hurricane replacement trees, one year at a time.

Motion to approve Landscape Proposal 9230, in the amount of \$9,175.00 and 9236, in the amount of \$14,400.00.

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

Motion passed unanimously.

Motion to approve Landscape Proposal 9231, divided over three years. Leena to obtain best price for trees and plan with cities.

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

Motion passed unanimously.

E) Modification Committee-NIL

#### F) President's Committee

John Savaiko provided a recap of items discussed and encouraged all Presidents to attend.

Discussion of the Lennar project.

Steve Goldman mentioned he was in favor of the longer turning lane on Miramar Parkway and that the Committee could present recommendations to the BOD for follow up.

#### G) Community Affairs

Cathy provided a recap of recent/upcoming community events.

Channel 97 is live.

Steve mentioned the Presidents prefer to keep the printed newsletter and try the digital version as well. He encourages the community to try the digital newsletter as the printing and mailing is an additional expense that could be eliminated.

#### H) Management

i. Robert Moses announced the Florida Fish and Wildlife Meeting will be held at West Broward Hall on Nov 5th at 6pm

ii. Robert provided a recap on PPM contact and help desk upgrades; upgraded phone queue, average hold times, chat options, etc. Communication will be made with residents, via Ripples, Channel 97, etc to increase email addresses for dissemination of information.

#### Attorney Report

John Stevens advised there are still residual issues regarding the Comcast contract. He recommends sending a demand letter to Comcast for breach of service.

Motion to approve sending a demand letter.

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

Motion passed unanimously.

#### Old Business

a. Doggie Station Proposals

Motion to approve Dog Waste Depot, 13 units at \$2,587.00, green, with waste can and the PPM maintenance cost of \$845.00 a month, 5 days a week.

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

Motion passes.

Ray opposed.

Robert will see if a discount can eventually be offered to sub's wishing to install stations.

#### New Business

a. 2019 proposed Budget

Robert Moses present the budget. The 2019 Master is the same as 2018. Neighborhood allocations should decrease.

b. Pressure Washing Proposal.

Motion to approve Pressure Cleaning & Sealant Specialist Inc. for Common Grounds.

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

Motion passes.

Ray Whittier absent for vote.

Open Forum

Discussion concerning new Tesla solar roof tiles.

Motion to adjourn at 8:14

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary