

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

January 28, 2019 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  
Robert Garcia

## **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 7:15pm**

Colleen Cheney conducted roll call.

Robert Moses advised Monte Face emailed he was stepping down as Director.

### **Motion to accept Monte Face's resignation**

Motion by Colleen Cheney. Second by Ray Whittier.

Motion passed unanimously.

### **Motion to appoint Robert Garcia as Director**

Motion by Daron Fitch. Second by Ray Whittier.

Motion passed unanimously.

Mayor Frank Ortis provided a recap for Pembroke Pines. He advised residents he is running again for office, provided an update on the post office and new housing development on Pines/Dykes, and his support of the tax rate increase for infrastructure.

John Steven enlisted Mayor Ortis's assistance in supporting SilverLakes in the tree replacement situation post hurricane.

Commissioner Iris Siple also provided a recap; paving on 178th Ave, the covert by The Isles, lights, and tree replacements.

Daron Fitch advised a correction was needed to the minutes of 10/22/18 regarding his name.

Motion to approve Consent Agenda

- a. Approval to retain Current Officer Positions
- b. Approval of Previous Meeting Minutes of 10/22/18
- c. Fining Committee Report
- d. Landscaping Improvement Proposals: #9326, #9327, #9328 in the amount of \$46,286.50
- e. Ratify PPM Approved Repairs in the amount of \$13,727.70
- f. Approval of Letter of Engagement for 2018.

Motion to approve by Consent Agenda

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,438,852.61 in the operating account, \$493,000.00 in the two CD accounts; one CD is held by Synchrony 10/1/19 and the other with Edward Jones/Wells Fargo 12/9/19, a balance of \$1,352,618.91 in the five Money Market Accounts and a balance of \$1,715,086.85 in the Escrow accounts.

Director's Report

Ray Whittier	NIL
Colleen Cheney	Colleen congratulated Cathy on the Breakfast with Santa event.
Robert Garcia	NIL
Daron Fitch	NIL
Vicki Minnaugh	NIL

President's Report

Steve Goldman advised he is aware of Drone's in the area.

John Stevens advised it is illegal to use drones to capture pictures of adjoining properties/neighbors in SilverLakes.

Committee Report

A) Fining

Harvey Harris was absent

B) Security

Robert Scopa provided a recap. He provided updated Parking Rules for the BOD to approve.

John Savaiko also proved a recap about discussion concerning the parking situation at the President's meeting.

John Stevens made suggestions regarding the language in the Violation Penalty section.

Parking Discussion.

Officer Corey Bogus provided a recap. He advised there is a new internet scam appearing to be from Netflix. He also encouraged residents to file their taxes early to avoid taxes being filed fraudulently.

Harvey Harris arrived. He explained there was a fining committee meeting. Residents were provided extensions.

C) Lake & Boat

De' Barbadaes was absent.

Robert Moses advised she needs volunteers.

D) Landscape

Leena Gonzalez provided a recap.

E) Modification Committee

Robert Moses advised there were no updates.

F) President's Committee

John Savaiko provided a recap.

G) Community Affairs

Cathy Balenovic provided a recap of recent/upcoming community events and contests. Recaps of the final 2018 and current 2019 budgets were provided. She advised she is hoping to begin Tai Chi in the park and welcomed Robert Garcia back to the BOD.

Motion to carry over the balance of \$113.54 from the 2018 budget to the 2019 budget

Motion to approve by Vicki Minnaugh. Second by Rick Collum

Motion passed unanimously.

F) Management

Motion for Comcast Build Out for Pool Internet

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

Motion passed unanimously.

Robert advised residents paying quarterly assessments at the last minute are creating an issue for PPM staffing. PPM will stop accepting in-house payments, effective April 1st. Residents will be informed of the change in advance.

Attorney Report

a. Comcast: John Stevens advised Comcast is in default regarding our contract and Common Area Courtesy Outlets. John recommends sending a Default Letter.

b. Paving Update: He also recommends moving forward with retaining a new expert in regards to opinions from the arborist and removing trees/root barrier issues. It will be at least two months before paving resumes.

John also proposes an amendment to indemnify SilverLakes from incidents regarding wildlife, ie snakes & alligators..

Motion to send proposal to the Presidents

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

Motion passed unanimously.

Old Business

A) Boater's Park Gates

Motion to approve increase between the original agreement and the new one in the amount of \$3,200.00

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

Motion passed unanimously.

B) Proposal to repair fence damaged by tree roots in Emerald Sound

Motion to approve one time repair by Zurc, Inc., in the amount of \$3,400.00

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

Motion passes.

Steve Goldman opposed.

New Business

a. Sunset Lakes Landscaping on SLCA property

John Steven recommends drafting a letter to Sunset Lakes regarding an agreement specifying their responsibility to maintain the landscaping/irrigation belonging to Sunset Lakes on the SilverLakes swale at SW 184th and Brass Creek Road.

Open Forum

John Saviko thanked Cathy for the social media presence regarding SilverLakes.

Motion to adjourn at 9:14pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

---

Cathy Balenovic  
Director Community Affairs

---

Colleen Cheney  
Secretary