

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

July 15, 2024

In person at West Broward Hall and listening, via Zoom

In Attendance:

John Savaiko	President
Luis Espino	Vice President
Ailyn De Jesus	Secretary
Carl Hellmuth	Treasurer

Directors:

Laura Santiago
Jasper Briggs

Also In Attendance:

Robert Moses	Pines Property Management
John Stevens	Counsel for the Association
Cathy Balenovic	Community Affairs Director

Board of Directors Meeting - Call to Order

Meeting call to order by President, John Savaiko at 7:02pm

Ailyn conducted roll call. All present.

Guests:

- a. Boy Scout Troop #441 -Pledge of Allegiance and Recognition
There was a Presentation of Colors and Pledge of Allegiance.
Troop #441 was awarded Recognition Certificates for their service in the SilverLakes Community, American flag lapel pins, two \$100 Gift Cards; offered by Blue Stream Fiber and John Stevens, and Jersey Mike's offered sub sandwiches.
- b. FPI Security Commendations
Officers Michaud and Donnelly were recognized.
- c. Guillermo Estenoz-Association Reserves-Reserve Study
Guillermo provided a recap. John Savaiko recommended a zoom with the BOD to review. Robert will make sure BOD members have the draft of the study, as well as post it for residents on the Resident Portal.

Officer Bogus from the City of Miramar provided a recap.

John Savaiko advised residents that Blue Stream Fiber, FPI, and Yellowstone Landscaping were in attendance.

Consent Agenda

- A. Approval of Previous Meeting Minutes-May 20, 2024
- B. Crystal Sound Paint Request
- C. Ratify PPM Approved Repairs in the amount of \$5,949.87

Motion to Approve Consent Agenda

Motion to approve by Luis Espino. Second by Laura Santiago.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

President's Report

John Savaiko thanked Troop #441 and Jersey Mike's for providing sub sandwiches for the meeting. He requested that comments be kept to under 2 minutes as the agenda is full. Comments should also be made at the podium so residents on zoom can hear.

He advised that he has asked PPM to post all contracts on the Resident Portal and also that the Reserve Study will be available.

He discussed creating an area for food truck parking in the park.

John also advised that he requested rental program and commercial vehicle updates from PPM.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$2,604,746.15 in the SL Operating account.

The total in the Edward Jones CD account is \$250,693.26. There is a total of \$ 1, 446,308.77 in the five Popular Community Bank Money Market accounts and a balance of \$2,438,441.93 in the SilverLakes Escrow Account for Cable/Internet.

Director's Reports

Ailyn-Nil

Luis- advised last Thursday that he, Robert Moses and John Stevens attended a City of Miramar meeting regarding new HOA legislature. He said it was a positive meeting and provided a recap.

He also advised there is a host of complimentary offerings by the City, such as CPR classes, etc. Cathy can coordinate an event.

Laura-She questioned why Presidents are being asked to sign addendums to contracts from PPM when there is no original contract.

Roundtable with Presidents was discussed.

Luis advised he is hearing the same feedback from his Presidents.

Robert Moses will coordinate meetings between Presidents and PPM for contract review and discussion.

Jaspar-Thanked Troop #441, FPI and the Cities Police Departments.

Carl-Nil

Committee Reports

a. Presidents Meeting

Rick Rundell provided a recap from the last Presidents meeting, held on June 18th. He advised 25 leadership members were present. He suggested perhaps John Stevens could offer support regarding contracts. He also advised that the Presidents prefer in-person meetings instead of zoom.

b. Security Committee Report-Ivan Rodriguez

Ivan provided a recap of stats. PPM should be sending out the Q2 FPI evaluation forms soon. Feedback and suggestions on improvement are appreciated.

Al Salvi brought up a resident in his community whose car was stickered because construction was going on in their driveway. There was discussion concerning SL parking restrictions due to Fire Marshal mandates from both the Cities of Pembroke Pines and Miramar.

c. Fining Committee

Robert provided a recap. There were 442 violations. No violations were sent to legal.

Warren had a question about fining/Estoppels. Robert provided a recap about how estoppels are handled regarding violations.

A resident has an issue with a pergola being constructed close to her property line. PPM will look into the issue.

d. Landscape Committee

Robert provided a recap on the proposals Leena submitted.

Motion to Approve Proposals #440417 in the amount of \$35,000.06 and #443271 in the amount of \$57,151.14 for a total of \$92,151.20.

Motion to approve by Luis Espino. Second by Ailyn De Jesus. Ailyn De Jesus conducted roll call. Motion passes unanimously.

Robert advised mulching will be done in October.

e. Modification Committee

Robert provided a recap. He advised that as of July 1st, where a city approval is necessary, a filled out City approval application should be sent in with the homeowners initial application.

Laura asked about time frame stats from submission to approval. Robert Moses will get those. Robert also advised that any approval over 30 days, whereby a denial or request for additional information was not received by homeowner, should be considered approved.

Luis Espino discussed the 2025 date for homes to be current with new paint colors.
Discussion.
Cathy will add this to the next edition of Ripples.

f. Community Affairs-Cathy Balenovic

Cathy provided a recap on previous and upcoming events and contests.
She advised a new Sharing Library has been installed by the Pavilion at the SilverLakes Community Park. Yellowstone will be adding mulch around the base.
The BOD will be receiving choices for the 2024 holiday lights. Magical Display's contract will be less expensive this year. Tom is passing saving from his suppliers back to SilverLakes.

h. Management-Robert Moses

Robert provided a recap of the resident portal and discussed new features, such as governing docs and 2024 budget accessible to residents now.

He also provided updates on:

- 2023 audit update
- Pool signage installation is complete, and communication sent to residents for educational period.
- Community Park repairs-the turf at the playground needed to be repaired because of roots.
- Bike bath-still waiting on permitting.
- Still working on leaning monument wall project
- Monument wall letter/logo painting will commence on August 15th, weather permitting.
- Area for food trucks being discussed with Yellowstone. Proposals will be available at Sep meeting
- Quotes for concrete path to pavilion
- Quotes for water source at pavilion for events.
- Pressure cleaning of walls before holiday light installation.

Laura asked about an update on bath paths as this was approved months ago and is a safety issue. It needs to be fast tracked.

Luis Espino advised he would bring the permitting delay up to Angelo Castillo.

Al asked about drain cleaning.

Attorney Report

John Stevens advised he would recap during New Business

Old Business

NIL

New Business

- a. Roof Tarp Procedure

John Stevens discussed the issue with tattered tarps and/or tarps being left up for extended periods of time. He and Robert Moses worked on guidelines about requirements for maintaining tarp and time frame to repair roof.

Motion to Move Forward with Restrictions put forth by counsel; inspecting homes with tarps every 30 days, sending letters to homeowners, revisiting in 6 months if they have documented pending litigation, once litigated, 4 months to change roof.

Motion to approve by Luis Espino. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

This issue should be revisited in one year to review.

John Stevens also discussed sessions for Presidents to review serving guidelines.

4-hour initial class for Presidents.

4-hour continuing education every year

He also advised the State has added criminal penalties, so meeting requirements is essential.

He also discussed new legislation concerning HOA's no longer being able to restrict commercial vehicles of homeowners in driveways, as well as sheds, turf, etc in backyard, provided they are not visible from street or adjacent properties.

It is really a case-by-case situation based on SilverLakes parcels.

b. Street Parking Procedure

John Stevens provided a recap on legislation. A violation cannot be issued unless it is not corrected by the fine hearing date.

Proposal by PPM and Counsel reviewed.

Motion with PPM and Counsel to purge violations every six months for residents and non-residents.

Motion to approve by Luis Espino. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

c. Color Consultant Bids

Robert and Mabel advised 2 bids were secured. Designers were recommended by Sherwin Williams.

Discussion concerning colors in SilverLakes and Mistys.

Motion to approve Phanna Designs, if they drop their proposal to 19.5K and to include the Misty's. Funds can be taken from the Capital Improvement Fund.

Motion to approve by Luis Espino. Second by Ailyn De Jesus.
Ailyn De Jesus conducted roll call.
Motion passes.
Laura Santiago-no vote.

Open Forum

Resident questions regarding color schemes, pooling water after removal of speed bumps, lake spraying.

Robert Moses can obtain a quote about fountain feature in lakes.

Motion to Adjourn at 10:11pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary