

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

March 18, 2024

In person at West Broward Hall and via Zoom

In Attendance:

John Savaiko	President	
Luis Espino	Vice President	via zoom
Ailyn De Jesus	Secretary	via zoom
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	via zoom

Board of Directors Meeting - Call to Order

Meeting call to order by President, John Savaiko at 7:05pm

Ailyn conducted roll call. All BOD members except Luis were present.
Luis signed in after Consent Agenda.

John Savaiko recognized Laura Santiago for her service as Master Board President and presented her with a Token of Appreciation.

John reminded residents that BOD members are volunteers, doing their best for SilverLakes. He requested everyone attending in person or online to be respectful and to govern themselves accordingly.

He also encouraged residents to become involved in the community. Volunteers are needed for committees. There will be a Strategic Planning Committee to assist with a reserve study for our community which is 30 years old now. Input is needed from the community.

There will be a Meet your Property Manager event coming up and a virtual BOD meeting training.

He also advised guests from Blue Stream, FPI and Yellowstone were at the meeting tonight.

Consent Agenda

- A. Approval of Previous Meeting Minutes-January 22, 2024
- B. Ratify Wal-Mart Painting Mod
- C. Ratify PPM Approved Repairs, in the amount of \$4,603.06

Motion to Approve Consent Agenda

Motion to approve by Laura Santiago. Second by Jasper Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

President's Report

John Savaiko advised there are weekly meetings with Blue Stream. The BOD is not always satisfied with Blue Stream. It is a ten-year contract. There are challenges. The BOD is holding Blue Stream accountable, and legal counsel is assisting in navigating the process.

John raised the issue of homeowners who would like to view a vendor's contract. He feels there should be transparency. John would like contracts to be available to homeowners, via the portal, whereby residents need to sign in to access.

Laura suggests a disclaimer prior to viewing.

John Stevens said there would need to be a pop-up stating the information is confidential.

Discussion.

Robert Moses will provide feedback on verifying homeowners' credentials at the May BOD meeting.

Guest: Michael Augone, Auditor, Leonardo & Company

Michael provided an overview of the 2022 Audit Review.

He explained the deficit, but cash on hand situation and reviewed accounting principles.

The 2023 Audit will take eight weeks once the packet of materials is received.

Motion to Accept the 2022 Audit.

Motion to Approve by Jaspar Briggs. Second by Carl Hellmuth.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$2,441,794.75 in the SL Operating account.

The total in the Edward Jones CD account is \$249,446.90. There is a total of \$ 1, 428,294.81 in the five Popular Community Bank Money Market accounts and a balance of \$2,438,360.65 in the SilverLakes Escrow Account for Cable/Internet.

John Savaiko said if anyone knows about a better interest rate for the ICS accounts, let the BOD know. Popular Community Bank is currently offering 003.8200%.

Director's Reports

Carl-Nil

Jaspar-Nil

Laura- advised she received an approval letter in January for a modification and then a duplicate letter was also sent. There were also many erroneous violations notices that were sent out. She would

like PPM to provide accounting for all these erroneous and duplicate mailings so that SL is not paying for admin fees, printing, mailing, etc.

Robert Moses explained adjustments were made, per the BOD's request for a new system, and there is still a learning curve transitioning from the previous system.

Laura feels the transition was handled too quickly and is concerned about the bottom line.

John Savaiko does not want SL to bear additional costs due to errors. He is concerned about getting the system stabilized and had requested Robert send an email blast to residents advising of the situation with the violation letters.

John asked Robert Moses when he thinks this issue will be resolved. Robert expects resolution at the next Presidents Meeting in April.

Carl-Question about not being able to pay through the portal without a fee.

Robert Moses explained he is setting up a webinar for residents.

He explained there is a third-party provider fee when paying online.

Residents can bill-pay through their bank for no fee or send a check for no fee.

In-person payments at the PPM office are not possible.

Ailyn-Nil

Luis-Nil

Committee Reports

a. Presidents Meeting-John Savaiko

John advised the new Committee Chair is Rick Rundell. Rick was unable to make the last meeting, so John provided a recap of what was reviewed:

Insurance was reviewed with Mack, Mack & Waltz-there were suggestions about changing the policy renewal dates. There will be feedback at the next Presidents meeting in April.

New landscape company-Yellowstone was introduced.

Management of new portal and monument wall logos were also discussed.

b. Fining Committee-NIL

c. C. Security Committee Report-Ivan Rodriguez

Office Bogus, from the Miramar PD, provided a recap and upcoming events.

There was a question about a reduction of staff-midnight shifts.

John Savaiko advised residents to contact local officials if they have concerns regarding police department staffing.

Ivan provided a recap. For Jan 2024: 77 incidents and Feb: 80 incidents

Primarily disputes, solicitations, and vandalism.

Ivan advised, per the BOD's request, the Security Committee is working on an evaluation form for FPI. Residents will complete the evaluations online.

John Savaiko asked that this be an agenda item for the April Presidents meeting.

Terrie Allison advised there will be evaluations for all vendors. John Savaiko advised the BOD will work on strategy.

My Levy, from Emerald Sound had a complaint about commercial vehicles.

John Stevens advised of new legislature passed in Tallahassee, awaiting Governor's signature. Starting July 2024, HOA's can no longer restrict commercial vehicles from parking in homeowner's driveway provided they are not over 3 axles and 26000 lbs.

Jose, from Brittany, advised how Security stats are compiled. He advised he had mail and packages stolen and they are not reflected in stats. John advised stats are compiled from public record. Any mail theft should be reported to FPI and police.

John advised Spring Break is soon and there may be an uptick in thefts from vehicles. Lock vehicles.

Adrienne from Blue Stream advised the new Experience Center is open at the Shoppes of SilverLakes.

Yellowstone Management was introduced.

d. Landscape Committee-Leena Gonzalez

Motion to Approve Proposal #10496 and #402667, in the amount of \$39,855.19, pending requesting a quote from Yellowstone and accepting whichever quote is less.

Motion to approve by Laura Santiago. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Leena needs volunteers.

A resident asked why the landscaping company was changed. John Savaiko advised the BOD decided to go in a different direction and chose a new vendor.

Another resident inquired about a bulk rate for lawn service for homeowners. John Savaiko advised it would be cost prohibitive due to the nature of the community.

e. E. Lake & Boat Report

John advised De' has stepped down as Chair and a new leader is needed.

f. Modification Committee-Athena Chilicas Barrocas

Athena advised 4th quarter for 2023 the Mod Committee was at a 90% approval rate in 30 days.

PPM's new system has affected Mod requests and created extra work for the Committee and PPM.

Luis and John thanked Athena and the committee for their hard work.

g. Community Affairs-Cathy Balenovic

Flag Proposals

Motion to Approve 5, 500 Flags from Unites States Flag Online Store, in the amount of \$2,981.02.

Motion to approve by Carl Hellmuth. Second by Laura Santiago.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Cathy provided a recap on upcoming events and contests.

h. Management-Robert Moses

Robert Moses advised as of 3/15/24, there were 2,756 residents registered through the portal.

There will be upcoming portal trainings:

Tuesday, April 1st at 6pm

Tuesday, July 9th at 6pm

Wednesday, October 9th at 6pm

Regarding the Reserve Study, site inspections will begin the week of March 25th. Engineers from Reserve Association will be visiting the community common areas, along with the sub-association common areas to inspect the amenities.

First set of questions are expected within a week of the inspection.

Report completion 6 weeks after the site inspection

Report to be presented at the May 20th BOD meeting.

Terrie Allison would like residents to be able to have face-to-face encounters with Property Managers, separate from a Meet your Neighbor event. Perhaps a town hall meeting.

John Savaiko advised many Committee members are needed.

Attorney Report

John Stevens advised new legislature from Tallahassee.

Sub Association BOD's must now attend a 4-hour class, within a certain time frame, of being elected.

The Master BOD must attend an 8-hour class.

Commercial vehicles are now allowed, with signage.

Backyards-vegetable gardens, hanging laundry, sheds are permissible if not noticed by adjoining lot or frontage.

New criminal penalties for not responding to doc requests.

Old Business

Pool Parking Signs

Motion to Approve Sign by Beautiful Mailbox, Inc, with a 60 educational campaign, effective immediately, managed through PPM. Sign placement to be discussed later.

Motion to Approve by Jaspar Briggs. Second by Laura Santiago.

Ailyn De Jesus conducted roll call.
Motion passes unanimously.

Educational campaign-email blast and social media to start immediately.
Stickers are needed.

New Business

a. 2023 Audit Engagement

Motion to Engage 2023 Audit at a cost of \$8,300.

Motion to Approve by Jaspar Briggs. Second by Laura Santiago.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

b. Bike Path Repair Proposals

Motion to Accept All County Asphalt for \$19,210 for 35 locations, and getting crews out ASAP as it is a safety issue.

Motion to Approve by Laura Santiago. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

c. Management Expense Approval Discussion

Robert Moses advised costs are increasing for repairs.

Motion to Accept Increase in Expense Spending without BOD approval \$2,500 to \$3,500 for PPM and \$5,000 for Master BOD President. This is for maintenance items that have already been budgeted for.

Motion to Approve by Laura Santiago. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Laura recommends including these expenditures in the weekly reports.

Open Forum

Questions concerning:

Blue Stream

Violations

Insurance

Gates

Reports

Motion to Adjourn at 10:52.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary