

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 20, 2024

In person at West Broward Hall and 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 | via zoom |

Board of Directors Meeting - Call to Order

Meeting call to order by President, John Savaiko at 7:00pm.

Guests:

Commissioner Maria Rodriguez-City of Pembroke Pines, District 3 Commissioner

City of Miramar-Incinerator Discussion

Just across the border of Miramar is a site being considered for an incinerator.

There is a petition that can be signed by both Pembroke Pines and Miramar residents and/or call or email Maimi-Dade Commissioners.

Guillermo Estenoz, Association Reserves-Reserve Study Update

Guillermo provided a recap. The study is in process.

Ailyn conducted roll call. All present.

Consent Agenda

A. Approval of Previous Meeting Minutes-March 18, 2024

B. Ratify PPM Approved Repairs, in the amount of \$7,623.75.

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

Wonderful Movie Night on May 10th and thank you to all vendors who contributed.

We are close to posting all contracts online.

Recently appointed a Guidelines Committee.

There have been comments about Zoom meetings-John feels they are valuable for residents who cannot attend. He asked for BOD feedback.

Luis-residents who come in person should be given priority. Residents via zoom can listen only, but not comment. Commenting should be in person. Luis expressed this BOD has been very accessible.

Ailyn-It is hard to hear via zoom.

Jaspar- We get more participation with zoom; however, we need to improve the acoustics.

Carl-Hard to hear and residents hide behind zoom.

Laura-There has been lots of misbehaving via zoom. Comments should be in person.

John advised there can be a modified zoom. Residents can listen, but comments must be made by attending the meeting in person.

John announced Yellowstone representatives are here. Yellowstone advised that they are dealing with the elevated heat the community is facing. They asked for patience with the dry spots and their learning curve with 45 days into the new contract.

Luis thanked Yellowstone for participating in our events.

Blue Stream provided a recap. New Town Halls will be posted.

Blue Stream will be sponsoring some events for SL and the conference room at the experience room can be used by Presidents for meetings (20 people max).

John advised Blue Stream issues can be addressed offline.

John advised FPI is also present this evening and any issues can be addressed offline. John advised some residents are being aggressive with FPI guards. The BOD will have the SilverLakes attorney litigate when *any* vendors are not treated respectfully. No verbal abuse or threats of physical violence.

Lusi advised FPI has body and dash cams and encouraged residents to be civil.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$2,470,390.55 in the SL Operating account.

The total in the Edward Jones CD account is \$250,693.26. There is a total of \$ 1, 437,273.55 in the five Popular Community Bank Money Market accounts and a balance of \$2,438,401.29 in the SilverLakes Escrow Account for Cable/Internet.

Director's Reports

NIL

Committee Reports

a. Presidents Meeting

Vice Chair Ed Gato provided a recap. There was a recap from Mack, Mack & Waltz about the commencement of insurance policies.

Evaluation Forms for FPI were presented. (Quarterly)

Management Update by Robert concerning street violations.

BOD doing a drive around to set expectations concerning violations.

Erroneous and duplicated letters sent by PPM.

Discussion concerning Blue Stream repairs deadline.

b. Fining Committee

Robert provided stats of homeowner violations and street parking violations.

John Stevens also went through the stats.

Commissioner Maria Rodriguez-City of Pembroke Pines, District 3 Commissioner arrived and introduced herself. She will be attending meetings.

Her email address is: mrodriguez@ppines.com

Her cell is (754) 332-8257.

Her office phone is (954) 450-1030.

She has an open-door policy.

c. C. Security Committee Report-Ivan Rodriguez

Ivan provided a recap of stats. 208 calls to FPI. Complaints about solicitors.

When companies are identified, the SL attorney can send them a No Trespass letter.

First FPI quarter evaluations were sent to the Presidents. 3 responses were received.

Hopefully in the next quarter, there will be an increase in responses.

Two FPI guards were verbally assaulted.

Sargeant Presume dealt with an aggressive solicitor. He will have Miramar Police patrol this issue.

John Savaiko asked Sgt. Presume to check to see if SL has an active Trespass Agreement in place with the City of Miramar.

No soliciting is permitted in SilverLakes.

John Savaiko also inquired if Pembroke Pines has an SL active Trespass Agreement in place.

d. Landscape Committee-Leena Gonzalez

Leena thanked her committee. Terrie Allison and Lee Abrams are new members of the committee.
Motion to Approve Proposals not to exceed the amount of \$27,000, pending missing proposal approval.

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

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

e. Lake & Boat Report

SL currently does not have a chair.

f. Modification Committee

Athena was absent. Al Salvi provided a recap. 234 approvals, 50 denials

Many denials were regarding fencing issues/easement.

John Savaiko thanked the Modification Committee for their hard work.

g. Guidelines Committee-Robert Moses

Tanya, the Chair, could not make it.

Robert Moses advised the Committee will bring items forward at the next meeting.

John Savaiko reviewed how the process works.

He encouraged residents to give feedback to their Presidents as they represent you.

h. Overflow Parking Committee-Sandra Gakneras

Sandra is absent.

i. Community Affairs-Cathy Balenovic

Cathy provided a recap on upcoming events and contests.

John Savaiko and Luis Espino suggested holding another pizza party again this year and recognition certificates. John Stevens and Blue Stream Fiber offered \$100 each towards this endeavor.

John Savaiko also suggested Yellowstone help with making an area for food trucks at the park.

John Savaiko mentioned the on-street parking is now part of the overflow parking committee.

Discussion concerning guest parking.

j. Management-Robert Moses

Robert provided a recap of the resident portal.

There was a portal webinar in April. There will be another in July and again in October.

John Stevens advised many residents make one payment for both Master and Sub. The payments must be made *separately* to the sub association and Master.

Discussion about payment reminders.

Single coupon sheet can be added for 2025. To be discussed at budget meeting.

New Features:

Irrigation work orders for common associations can be submitted through the portal.

Contracts will be uploaded to the SL resident portal by the end of Q3.

Drafts for reserve study will be sent to Presidents.

Sherwin Williams recommended three color consultants. Proposals will be included in the July packet.

Pool Parking 7am-8pm. Signs were approved. Locations were adjusted. Order for signs has been placed. New stickers were ordered for pool parking enforcement. Another communication will go out.

Bike Path repairs will commence with All County Paving. They are in the process of permitting.

Leaning Monument Walls- Additional time is needed for this project.

John Savaiko advises BOD members, Counsel and PPM did a drive around to assess homes and violations.

Attorney Report

NIL

Old Business

NIL

New Business

a. Hurricane Preparedness Manual

Robert Moses advised he made some changes.

Reviewed what PPM does for SL Master before and after a storm.

John Savaiko suggested Cathy can post tips on social media for residents.

John also encouraged residents to take the initiative to contact the City of Pembroke Pines or Miramar if there is pooling water on the city roadways. For sub pooling, PPM should be contacted.

Open Forum

Blue Stream technical issues.

Lake Banks on common areas need to be cleaned.

Issues with Blue Stream boxes.

Traffic issues in SilverLakes.

Motion to Adjourn at 10:09

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary