

SilverLakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

January 21, 2026 7:00PM

via Zoom

In Attendance:

John Savaiko President
Jasper Briggs Vice President
Ailyn De Jesus Secretary

Directors:

Laura Santiago
Tanya Tarantino

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 7:14pm

John asked if there were Nominations for Board Members

Motion to Retain current BOD Members

Motion to approve by Ailyn De Jesus. Second by Jasper Briggs.
Motion passes unanimously.

Consent Agenda

- a. Approval of Previous Minutes-October 27, 2025
- b. Ratify Neighborhood Mod Request
-Sapphire Bay Paint Request
- c. Ratify Swing Set Replacement-Community Park in the amount of \$3,388.68
- d. Ratify PPM Approved Repairs in the amount of \$11,683.58

Motion to Approve Consent Agenda

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.
Motion passes unanimously

President's Report

John thanked the Committees for their hard work. Volunteers are still needed.
The Capital Improvement Committee is working hard. The Parking and Overflow Committee is also working hard.

Treasurer's Report

Carl provided a recap. The report will be posted on the Resident Portal.

Director's Reports

Nil

Committee Reports-Posted Online

Community Events Recap-Cathy Balenovic

Cathy provided a recap of last year's events and upcoming events.

Motion to approve the rollover of 2025 Event Funds to the 2026 Events Budget, in the amount of \$10,104.86.

Motion to approve by Carl Hellmuth. Second by Jasper Briggs.

Motion passes unanimously.

Management Update-Robert Moses

Robert Moses provided a recap on the following topics:

Resident Portal- 4,577 residents are registered.

Electronic Opt-In.

Reclaimed water.

Leaning Monument Walls.

Common Area Pressure Cleaning.

Community Park Upgrades

Big Kids Swings

Damaged Utility Pedestals

Storm Drian Recertification

Iguana Controls.

Fire Hydrant Project.

Pelican Cay Playground Renovation

Reserve Projects:

-Community Pool Renovations

-Pavilion Repairs-Rusted Columns

-Pool Deck Furniture Replacement

-Park Shades

-Irrigation Pump Replacement

Overflow Parking Rules Update

Management Software Transition-Target July 1, 2026

Coupon/Statement Mailing

Blue Stream Fiber Resident Tech Week 1/26-1/30

Attorney Report

John Stevens conducted Board Member Training at the office last week.

Over 50 BOD members were present. All elected BOD Members must complete training,

John Savaiko commented that the presentation was well done.

Old Business

Leaning Monument Wall Proposals

Three walls need repairs on Pines Blvd.

Item tabled for further research and discussion.

New Business

Common Area Landscaping Proposals

Motion to Accept Proposals in the amount of \$78,532,50

Motion to approve by Jasper Briggs. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Accept Reserve Expenses- not to exceed the amount of \$37,250.00

Motion to approve by Laura Santiago. Second by Tanya Tarantino.

Motion passes unanimously

Officer Bogus, from the City of Miramar, brought up two incidents in SilverLakes:

Stolen vehicle.

Burglary to unlocked vehicle.

Tax Season is coming up. File early. A PIN number can be set up with the IRS to prevent fraud.

Laura asked for an update for Silver Trail dismissal traffic. John Savaiko mentioned efforts are being made with the school and City of Pembroke Pines concerning the back up traffic by Coconut Key before/during Silver Trail Middle School dismissal. It's an ongoing challenge.

Open Forum

Motion to adjourn at 8:53pm

Motion to approve by Jasper Briggs. Second by Tanya Tarantino.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary