

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

January 22, 2024 7:00PM

In-Person at West Broward Hall and via Zoom

## In Attendance:

Laura Santiago	President
Luis Espino	Vice President
Ailyn De Jesus	Secretary
Carl Hellmuth	Treasurer

## Directors:

John Savaiko  
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, Laura Santiago at 7:15pm**

Ailyn De Jesus conducted Roll Call. All present.

## Board Reorganization

### Motion to Approve John Savaiko as Master Board President.

Motion to approve by Ailyn De Jesus. Second by Carl Hellmuth

Ailyn conducted roll call:

Luis-abstain

Laura-no

Jaspar-yes

John-yes

Ailyn-yes

Carl-yes

John Savaiko thanked everyone for their confidence and thanked Laura Santiago for her dedicated service as President.

### Motion to Approve Luis Espino for Master Board Vice President.

Motion to approve by Laura Santiago. Second by Carl Hellmuth

Ailyn conducted roll call:

Jaspar-yes

Carl-yes

John-yes

Ailyn-yes

Laura-yes

Luis-abstain

Congratulations to Luis.

**Motion to Approve Carl Hellmuth for Master Board Treasurer**

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

Ailyn conducted roll call:

Luis-yes

John-yes

Carl-yes

Jaspar-yes

Laura-yes

Ailyn-yes

Congratulations to Carl.

**Motion to Approve Ailyn De Jesus for Master Board Secretary.**

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

Ailyn conducted roll call:

Luis-yes

John-yes

Carl-yes

Jaspar-yes

Laura-yes

Ailyn-yes

Congratulations to Ailyn.

**Invited Guests**

Angello Castillo- Commissioner Pembroke Pines

Iris Siple-Commissioner Pembroke Pines

Corey Bogs-Miramar Police Department

Officer Feldman-Pembroke Pines Police Department

Blue Stream Fiber-Joe Canavan

John Savaiko advised the BOD put together talking points for Blue Stream to address issues/concerns.

Laura Santago advised the BOD meets weekly with Blue Stream and Blue Stream is being held accountable.

John Savaiko advised, at present, he does not feel comfortable recommending Blue Stream for bulk service in another community. He said the BOD will hold Blue Stream accountable for performance expectations.

He then introduced Joe Canavan, Chief Executive Officer for Blue Stream.

Joe provided a lengthy recap about Blue Stream Fiber install, the difficulties with our topography (dirt, rocks boulders) and bugs in software.

Joe feels confident the issues will be fixed. He announced the Blue Stream Experience Center for SilverLakes residents is now open at the Shoppes of SilverLakes. Residents can go to the Experience Center with questions or concerns.

Blue Stream is very committed to SLA Performance.

The BOD then answered questions, again, from residents about why the decision was made several years ago to switch to Blue Stream and what that process looked like, ie, a SilverLakes Cable Committee, a Cable Consultant, RFP's.

The SilverLakes Committee recommended Blue Stream.

Motion to Remove and Table Nov 1<sup>st</sup> Meeting Minutes from the Consent Agenda to the next meeting in order listen to audio of the meeting to potentially incorporate discussion between Laura Santiago and John Savaiko regarding PPM's contract renewal.

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

Motion passes unanimously.

#### Consent Agenda

Approval of Previous Meeting Minutes; October 16, 2023, and November 16, 2023

Ratify Landscape Approvals #10444 and #10466 in the amount of \$2,700 and \$1,690.

Motion to accept the remainder of the Consent Agenda

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

Motion passes unanimously.

#### President's Report

John Savaiko thanked everyone for their participation at the meeting and reiterated that BOD members are volunteers.

Luis brought up Committee Recaps were postponed for the meeting because of time. John confirmed.

#### Director's Report

Luis requested to remove the Zoom meeting recording agenda item.

#### Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$1,383,777.92 in the SL Operating account.

The total in the Edward Jones CD account is \$249,446.90. There is a total of \$ 1, 419,518.08 in the five Popular Community Bank Money Market accounts and a balance of \$2,438,320.68 in the SilverLakes Escrow Account for Comcast.

#### Committee Reports

A. Landscape Committee-Leena Gonzalez

Motion to approve Invoices #10445, #10448, #10474 and #10475 in the amount of \$48,811.00.

Motion to approve by Luis Espino. Second by Ailyn De Jesus.

Motion passes unanimously.

- B. Motion to roll over the 2023 Event Budget balance of \$9,597.77 into the 2024 Event Budget. A portion of these rolled over funds will be used to purchase a Honda Generator, in the price range of \$3,000.

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

Motion passes unanimously.

Cathy will also solicit volunteers to assist with event set up and tear down.

Student volunteer receive volunteer hours.

- C. Management-Robert Moses

Robert provided a recap of the new doggie station on NW 9<sup>th</sup> St, the new resident portal, rules reminders, monument wall and bike path updates.

### Attorney's Report

NIL

### Old Business

- a. Approve Pressure Cleaning Contract

Motion to Accept Pressure Cleaning Man

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

Motion passes unanimously.

- b. Landscape & Tree Maintenance

Motion to Accept Yellowstone with 2% annual price increase and remove 30-cure clause.

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

Motion passes unanimously.

John Stevens advised Everglades/Pro Tree will be given 60 day notice.

### New Business-Robert Moses

- a. Treasure Sound Median Lighting

Motion to Approve with repair fees added to their neighbor assessment in 2025.

Motion to Accept

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Motion passes unanimously.

- b. Reserve Study Proposals

Motion to Accept Association Reserves, for the both the Master and the Subs, for one year, with request of 4 or 5% discount for cash payment.

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

- c. Approve Updated Modification Guideline

Motion to Approve, contingent on Legal's approval.

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

Luis thanked Laura for her effort regarding the Guidelines. John Savaiko also thanked Laura, Terrie and Athena.

John Stevens will send Updated Guidelines to residents and will also record them.

Laura also suggests forming a committee for Modifications 2.0 to review guidelines and HUD guidelines.

John Savaiko also suggests setting up committees to oversee SL Management Company. Luis also suggests that all vendors need to have oversight.

### Open Forum

Recommendation for Mack & Mack to attend the next President's meeting.  
Perhaps change policy renewal date (Sep iso Dec)  
Look at lights in Phase 1

### Motion to adjourn at 10:30pm

Motion to approve by Luis Espino. Second by Carl Hellmuth.  
Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Ailyn De Jesus  
Secretary