

Silver Lakes Community Association

A Corporation Not-for-Profit

Special Meeting of the Board of Directors

January 23, 2020 7:00PM

Pembroke Pines Charter High School Cafeteria

In Attendance:

Steven Goldman	President	
Daron Fitch	Vice President	
Vicki Minnaugh	Treasurer	<i>absent</i>
Colleen Cheney	Secretary	

Directors:

Ray Whittier	<i>absent</i>
Rick Collum	
Robert Garcia	

Also In Attendance:

Robert Moses	Pines Property Management
John Stevens	Counsel for the Association

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steve Goldman at 7:02pm

Steve Goldman opened the meeting with an introduction of the parking situation in SilverLakes.

Colleen Cheney conducted roll call.

John Savaiko, Committee Chairperson provided a thorough recap of the history of SilverLakes parking issues, as well as why the committee was created. He advised a multitude of options were considered that were about compliance, not punitive damages.

Additional talking points:

- The Committee has held numerous meetings
- The educational strategy the last few months was to put cards on the windshields of cars in the roadway to instruct them that on-street parking is prohibited in SilverLakes.
- The City of Miramar put SilverLakes on Notice for illegal On-Street Parking
- The Committee has only been discussing on-street parking issues, no other parking issues, ie commercial vehicles, etc.
- The Committee reached out to both the Cities of Miramar and Pembroke Pines to request the use of City Parks for SilverLakes overflow parking. The request was denied from both cities.
- The Committee contacted the shopping center/professional buildings in SilverLakes to request SilverLakes overflow night parking. The request was denied as parking lots are cleaned and maintained during overnight hours.
- The Committee discussed improving lighting and extending hours at the Boater's Parks.
- The Committee contacted The Building Departments of both the Cities of Pembroke Pines and Miramar to request consideration to SilverLakes residents who wish to widen their driveways or add a circular driveway due to the parking situation in our communities.

- John provided some stats. At the start of the educational period, FPI cited 2,900 cars parked in the roadway. This week there were 117. There has been a dramatic decrease in violations.
- FPI reported that since Jan 1, 2020, there were 599 offences, of which 87 were repeat offenders.
- The Parking Committee's directive to FPI is to make every attempt to contact vehicle owner before enforcement.

There was additional discussion concerning the Committee's fining recommendation, emphasizing again the goal of compliance, not punitive damages. Booting a car is not an option as it immobilizes vehicle in the street. Towing is at the discretion of each sub association if they choose to go that route.

The effort put forth demonstrates to law enforcement that SilverLakes is making every effort to comply with the notice.

It was also mentioned that no other Home Owner's Association in the area has been put on notice. Some other HOA's tow, some do not.

Steve Goldman thanked John and the Committee for their work and expressed he had received compliments from the Police Chief and the Mayor of Miramar for the steps SilverLakes has taken to rectify the issue.

Daron Fitch thanked John and the Committee as well, advised he had steered parking committee issues in the past and steps that were taken, and expressed the difficult position the Board is in with this issue.

Motion to Adopt Ad Hoc Parking Committee Recommendations:

A. Motion to Approve hiring of a third FPI guard, 40 hours a week for one month, beginning in February of 2020. 3rd guard to continue for 20 hours per week from March-June. Hours to be randomized at the discretion of FPI.

Motion passes with the additional officer to be assigned to overnight shifts from 11pm-7am.

Motion to approve by Daron Fitch. Second by Robert Garcia.

Motion passes.

Steve Goldman opposed.

B. Approve 3rd FPI guard to follow the same procedures as the two existing guards. Community to be separated into three sections for the 1st month. All guards to continue with citations for vehicles parked in the roadways.

Motion to approve by Daron Fitch. Second by Robert Garcia.

Motion passes unanimously.

C. Approve 3rd FPI guard, hired 20 hours per week to focus only on street parking, effective March 2020.

Motion passes with the additional guard working from midnight to 8am

Motion to approve by Daron Fitch. Second by Robert Garcia.

Motion passes unanimously.

D. Approve Boater's Park to remain open until midnight to allow additional overflow parking
Motion does not carry.

E. Approve installation of "Park at Your Own Risk" signs at each Boater's Park.
Motion does not carry.

F. Approve Parking Enforcement Procedures as follows:

- i. 3 violation stickers will be provided prior to any additional action taking place
- ii. The 4th violation sticker will trigger FPI to run the vehicle tag and report to PPM for a violation fine of \$50.00.
- iii. Subsequent violations within a 6-month time frame will result in a fine of \$100/incident, up to the statutorily allowable amount.
- iv. All expenses incurred as a result of this process will be assessed to the property owner's account one verified.
- v. FPI will attempt to locate the property a vehicle is visiting whenever possible and have the infraction corrected.

Motion passes with the modification that only tickets will be issued until 11pm and stickers overnight. This will be re-evaluated in two months at the next BOD meeting.

Motion to approve by Robert Garcia. Second by Daron Fitch.

Motion passes unanimously

G. Approve communication to residents of approved parking enforcement procedures.

New communication will be presented to the BOD at the January 27th BOD meeting.

H. Approve "No Street Parking" signs installed at the entrance of each community.

Motion passes with the modification that signs should read "No Street or Swale Parking" and lowest bid approved, pending additional cost for adding Swale.

Motion to approve by Daron Fitch. Second by Robert Garcia

Motion passes unanimously

I. Recommend the Parking Committee continues to monitor this for the next 12 months, receiving reports from FPI and PPM quarterly on warnings and enforcement actions. Subsequently briefing the Master Board on any recommendations for adjustments in the proposed strategy.

Refer to Item F, tickets/stickers to be re-evaluated in two months at March Board meeting.

Steve Goldman moved to adjourn at 9:10pm

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary