

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

January 23, 2023 7:00PM

In-Person at West Broward Hall and via Zoom

In Attendance:

Laura Santiago	President
Luis Espino	Vice President
Terrie Allison	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 7:03

Terrie Allison conducted Roll Call. All present.

Board Reorganization

Motion to retain same officers for 2023

Motion to approve by Terrie Allison. Second by Ray Luis Espino.

Terrie conducted roll call and motion passed unanimously.

President's Report

Laura explained hybrid meetings will be maintained.

Laura advised Rick Collum sold his business and stepped down from the BOD-for Commercial Parcels. This BOD position is now available. Laura thanked Rick for his years of dedication and service.

Laura also thanked Harvey for his dedication and service as President of Emerald Sound and the Fining Committee.

She also mentioned a Blue Stream Town Hall Meeting was held on 1/19. As it was a three hour meeting, specific to Blue Stream, it will not be a topic on the agenda tonight, but questions could be asked in the Open Forum.

Officer Feldman from Pembroke Pines Police provided a recap and reviewed crime stats.

Reminder to call the Police for any suspicious issues.

Coffee with a Cop on Feb 6th.

Speeding on roadways was discussed.

Iris Siple, Pembroke Pines Commissioner, provided a recap.
Ms. Siple also spoke about the speeding and race driving.
Steps are being taken to address the issue.

Officer Bogus from the City of Miramar provided a recap and reviewed crime stats.
Coffee with a Cop is tomorrow.

Consent Agenda

- a. Approval of Previous Minutes-October 11, 2022

Motion to pull prior minutes for the Consent Agenda

Motion to approve by Laura Santiago. Second by John Savaiko.

After discussion, John removed his approval.

Motion to Approve Previous Minutes of October 11, 2022

Motion to approve John Savaiko. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

- b. Ratify PPM Approved Repairs

Motion to Approve PPM Approved Repairs in the amount of \$13,481.72.

Motion to approve John Savaiko. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$1,074,249.40 in the SL Operating account.
The total in the Edward Jones CD account is \$247,687.47. There is a total of \$ 1,382,979.09 in the five
Popular Community Bank Money Market accounts and a balance of \$2,614,689.34 in the SilverLakes
Escrow Account for Comcast.

Directors Report

NIL

Committee Reports

A. Presidents Meeting-John Savaiko

John provided a recap from the President's Meeting on January 17th.

B. Fining Committee report

Robert Moses provided a recap as Harry Harris has stepped down.

Committee volunteers are needed.

Between Oct-Dec 2022, 423 homeowners were cited; 109 were fined; 57 were sent to the attorney.

C. Security Committee Report- Ivan Rodriguez

Ivan provided a recap, explained how meetings are held, and reviewed stats.

He recommends for suspicious issues, residents contact FPI, but also call the Police.

Discussion concerning on-street parking, noise complaints, and FPI.

D. Landscape Committee-Leena Gonzalez

Leena provided a recap.

Motion to Approve the Proposals #10276, #10282, #10285, totaling \$46,425.00.

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

Luis conducted roll call and Motion passed unanimously.

E. Lake & Boat Committee Report- De' Barbadaes absent

Laura advised committee members are needed.

Luis shared he had received a compliment that SilverLakes has the best landscaping in Broward County, next to Weston.

Robert Moses discussed the vendor, Clear Waters, and explained how they treat the lakes.

F. Modification Committee Report-Athena Chilicas Barrocas absent

Mark provided a recap.

690 Modifications Received; 515 Approved, 175 Denied.

Laura advised committee members are volunteer residents. The committee is working on simplifying the process and that all pertinent information is given if a modification is denied.

She explained it is the hardest working committee. She asked residents to be patient while the process is being streamlined and improved.

Laura also explained volunteers are needed for the RFP Committee as many contracts are up for bid in 2023.

G. Overflow Parking Committee Report- Sandra Gakneras absent

Robert Moses advised there was a Voting Member Meeting on Dec 22, 2022. It did not pass.

Feb 13th will potentially be the next meeting for Voting Members.

Laura provided a recap of the proposed guidelines for pool parking.

H. Community Events Recap-Cathy Balenovic

Cathy provided a recap of past and current events and contests. Events and Contest info can be found at www.SilverLakes.net. Bids for 2023 Holiday Lights will be presented at the May or July BOD Meeting. Gratitude expressed to event and contest sponsors.

Motion to Roll Over \$5,967.60 remaining in the 2022 Events Budget to the 2023 Events Budget.

Motion to approve by John Savaiko. Second by Terrie Allison.

Terrie conducted roll call and motion passed unanimously.

I. Management-Robert Moses

i. Monument Wall Lettering Replacement/New Lettering Update

Robert provided a recap on material, financial impact, (average cost \$9,373 per wall, not including sealing), process and showed side by photos of old and new.

Laura recommended we move forward with replacing the walls for only 3 communities in order to keep within the budgeted \$50K for 2023 since the funds in the capital budget might be needed for bike path repairs. The board agreed. Laura asked Robert for an inventory of needed bike path repairs and a survey of lighting-where more might be needed.

Discussion concerning streetlights on the roadways and safety issues.

Attorney's Report

NIL

Old Business

NIL

New Business-Robert Moses

a. Pavilion Rental Fee

A \$50 Reservation Fee is being proposed to reserve the Pavilion to cover the cost of cleanup and avoid no-shows.

Motion to Approve a \$50 non-refundable Pavilion Rental Fee

Motion to approve by Luis Espino. Second by Carl Hellmuth.
Terrie conducted roll call and Motion passed unanimously.

b. New Wall Tile Sealing Proposals

Robert provided a recap of the three proposals.

Motion to Approve Sealing by Pressure Cleaning and Sealant Specialist

Motion to approve by Luis Espino. Second by Carl Hellmuth.
Terrie conducted roll call and Motion passes.
Terrie-no vote.

Open Forum

Resident questions discussed.

Swale Trees

Approved Palms

Master Board and Sub Committee Organization

Modification Process

Monument Walls

Roof Tarps

Motion to adjourn at 9:58pm

Motion to approve by John Savaiko. Second by Luis Espino.
Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary