

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

January 24, 2022 7:00PM

Virtual Meeting via Zoom

In Attendance:

Robert Garcia	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Terrie Allison	Secretary

Directors:

Ray Whittier
Rick Collum
Laura Santiago

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, Robert Garcia at 7:17pm

Terrie Allison conducted Roll Call. All present.

Treasurer's Report

Vicki Minnaugh provided a recap. There is a balance of \$1,234,882.66 in the SL Operating account. The total in the Edward Jones CD account is \$247,060.62 There is a total of \$ 1,374,148.30 in the five Popular Community Bank Money Market accounts and a balance of \$1,205,604.22 in the SilverLakes Escrow Account for Comcast.

The CD from Synchrony Bank was closed. A Cashier Check, #10019732 in the amount of \$253,199.13, was deposited into the Operating Account on 2/1/2021.

Robert Garcia welcomed everyone to the first Master Board Meeting of 2022.

Board of Directors for 2022

Motion to Retain the Current Officers for 2022

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Terrie conducted roll call and motion passed unanimously.

Robert thanked the Board for their dedication.

Guests

- a. Blue Stream Fiber Build Out Plan Review-Joe Canavan, Blue Stream CEO
Joe introduced his team. Joe thanked SilverLakes for deciding on Blue Stream Fiber.
He presented the Blue Stream Fiber Design Review and Tentative Schedule for Build Out

Robert Garcia thanked Joe for the informative presentation. He opened up questions for the BOD.

Ray had a question concerning a design with the yellow line.

Laura asked if every sub will have a box. Joe advised there will be LCP Cabinets behind one of the sub monument walls.

Daron asked about the two hubs. What if power goes out? Joe advised there will be generators.

Rick wants to know if commercial parcels can participate. Joe advised he can speak to him.

Questions were opened to participating residents.

Carlos Maristany had some technical questions about what kind of node fiber.

John Savaiko had a question about the legacy equipment from Comcast. Will those boxes be removed? And connectivity hubs on side of homes-will that be used or removed? Joe advised Blue Stream Fiber cannot touch the Comcast towers. As far as the side of the house, Blue Stream Fiber will have to put in their own equipment on side of the homes.

Robert Garcia advised the Comcast contract runs through the end of Dec 2023.

- b. Iris Siple, City of Pembroke Pines Commissioner

Iris wished everyone a Happy New Year

Iris proved a recap about garage pick up. The city put the contract out to bid. There were three proposals. The City Manager, Mr. Dodge, negotiated a new contract. There were changes to the recycling program. We are now comingling our waste. Hopefully, in the future, we will resume recycling.

Iris has proposed items on the agenda for the next commission meeting on Feb 2nd:

- Residents can potentially request their blue bin be removed and the city will store it for potential future use
- Residents who want to keep their blue bin for overflow can potentially request a sticker-there will be a small additional fee for those residents.

The new contract also has penalties for the vendor for failure to remove waste on schedule and clean spills.

Mr. Dodge advised previously there were no fines in the previous contract. With the new contract, fines are in the contract and so far the vendor is complying. Inspectors are also checking bulk the night before to make sure residents are complying. Covid has affected staffing.

Robert Garcia thanked M.s Siple and Mr. Dodge for their presentations.

Laura Santiago mentioned discarded televisions. Mr. Dodge advised hazardous waste will also be discussed at the Feb 2nd meeting.

Laura mentioned the utility billing switch up. Iris Siple advised there would be potential issues with the new process- there will be a grace period where resident's water will not be turned off.

Ray wanted to know who to call for the sticker. Iris said it is on the agenda for vote on Feb 2nd.

Richard wants to know if bulk is still twice a month and couldn't we reduce to once a month and resume recycling. Iris Siple advised there is no market for recycling that is why the city went to burn-to-energy instead of a landfill.

Robert Garcia thanked Ms. Siple and Mr. Dodge for the information.

c. Kevin Hart, South Broward Drainage District

Mr. Hart presented a power point on boundaries, responsibilities, and flow diagrams, three - tiered drainage system, improvements, etc. He spoke about the C-11 Basin, gravity based and the C-9 Basin

SFWMD Operates & Manages the C-11 Canal

SBDD Operates & Manages the Internal Canals

SFWMD Operates & Manages the C-9 Canal

SBDD Operates & Manages the Internal Canals, Gates & Pump Station

Robert Garcia thanked Mr. Hart for his presentation.

He asked if the City is ready if we were to have another event like Eta. Mr. Hart advised that we are ready. Robert also asked about the three new gates on 184th that drain into SilverLakes lakes. Is there an increase capacity to drain out? Mr. Hart advised the goal is to lower the levels before the storm.

Ray mentioned there are traces of omicron and Covid in the water system. Mr. Hart is not familiar with that report. Ms. Siple thanked Mr. Hart for coming out and making the presentation. She suggested perhaps the power point can be shared with the community.

President's Report

Robert Garcia wanted to review the accomplishments of 2021, but due to time restraints, that information will be posted on the SL website. For 2022, the overflow parking initiative will be completed, the monument wall lettering will be addressed, Earth Advisors will inspect the common area trees. Last year was SilverLakes' 30th year anniversary which recognizes the legacy of SilverLakes and commitment to maintain the lakes and therefore there will be a revamped Boating & Lake Committee.

Consent Agenda

- a. Approval of Previous Meeting Minutes- October 18, 2021 & November 15, 2021
- b. Ratify PPM Approved repairs in the amount of \$8,605.00

Motion to Approve the Minutes with correction of typos.

Motion to approve by Daron Fitch. Second by Terrie Allison

Terrie conducted roll call and motion passed unanimously.

Motion to Ratify PPM Approved repairs in the amount of \$8,605.00

Motion to approve by Daron Fitch. Second by Terrie Allison

Terrie conducted roll call and motion passed unanimously.

Directors Report

Daron-Nil

Ray-Nil

Terrie-Nil

Rick-Nil

Laura- Residents cannot add comments to chat. She would like to see chat turned on during meetings. Robert Garcia explained it can be distracting. Questions can be addressed at the end of the meeting. Laura feels it should be a BOD vote.

Motion to turn on chat during meetings

Motion to approve by Laura Santiago. Second by Terrie Allison

Terrie conducted roll call

Ray-Yes

Terrie-Yes

Rick-Yes

Daron-Yes

Laura-Yes

Robert abstained

Motion passes

Committee Reports

A.Presidents Meeting-John Savaiko

John provided a recap from the last meeting held on Jan 18th: On-street violations and moving from cards to stickers for violators. Rental and Leases were discussed and how PPM is managing the program, swale tree maintenance- the contractor can help individual homeowners as well, De' presented the new Boating & Lake Committee, and the Modifications Committee made a recommendation to the BOD regarding pergola roofing.

B.Fining Committee report-Harvey Harris

Harvey provided a recap. Oct, Nov, and Dec-there were 2366 citations; only one appeared before the fining committee.

C.Security Committee Report- Robert Scopa

Absent

Officer Bogus from Miramar provided a recap. Small increase in crime, only one residential burglary. Car burglaries-cars have been unlocked.

Officer Miro from Pembroke Pines for last quarter, Oct to Jan- 6 vehicle burglaries via unlocked doors, 2 package thefts, and 2 residence burglaries.

D. Landscape Committee-Leena Gonzalez

Motion to Approve the Proposals # 10092, #10093, #10094 in the amount of \$51, 815.00

Motion to approve by Daron Fitch. Second by Ray Whittier.

Terrie conducted roll call and motion passed unanimously.

Leena needs help communicating with the Mason's Lodge concerning landscaping in parking lot. Robert Moses will assist.

E.Lake & Boat Committee Report- De' Barbadaes

Robert Moses provided a recap on behalf of De'.

The Boating & Lake Committee official kick off took place 1/13/22.

The Charter of this committee is to track and ensure the health of the SilverLakes lakes and canals and address resident and community concerns.

Committee Chair: De' Barbadaes (Group 2)

Concerns regarding the lakes and canals should be submitted to your Community Manager for distribution to the Committee for discussion.

A list of action items came out of this meeting for further discussion. An informational campaign will be recommended to restate the guidelines regarding lake usage including:

Dumping of landscaping debris such as coconuts, grass clippings and palm fronds in the lakes.

Boat sizes and acceptable motor types

This informational campaign will be distributed to all residents via email blast and social media outlets.

F. Modification Committee Report-Tanya Tarantino

There were a total of 869 modification requests between October 16, 2021-January 19, 2022

474 were approved. 269 were denied.

Robert Garcia asked Robert Moses to research the material the Modification Committee wishes the BOD to approve for the pergola roofs.

G. Overflow Parking Committee Report- Sandra Gakneras

Jan 27th next meeting to review recommendations.

H. Cable Committee

Daron advised the Committee recommends approving the Blue Stream Fiber Design.

Motion to Approve Blue Stream Fiber Build Out Plan

Motion to approve by Daron Fitch. Second by Terrie Allison.

Terrie conducted roll call and motion passed unanimously.

Allen brought up having Comcast remove material as part of the separation agreement with SilverLakes. John Stevens advised residents cannot remove material.

I. 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. New designs for 2022 Holiday Lights will be presented at May BOD Meeting.

J. Management-Robert Moses

i. Paving Project Update

We are at the end of paving project

ii. Rental Property Identification

- Amendment was made to governing documents concerning rentals. Robert advised PPM is assessing all rental properties in SilverLakes. BCPA provided a list of all properties without a Homestead Exemption that do not have an approved lease on file.

iii. Tree Evaluations

1. Swale Trees

2022 maintenance recommendations started at the end of last year. It will be completed by the end of February and then the schedule will be forthcoming.

- ###### 2. Common Area Trees-same procedure will take place once the next phase of swale tree recommendations are completed.

iv. Monument Wall Lettering

This project started in 2018 and was put on the back burner with covid. Prices range from Low 200's to 500's. There is an option to replace with plastic material. The plastic is more affordable and there is better warranty (one vendor offers lifetime warranty for materials) Robert Moses would like feedback from the BOD.

Terrie is willing to look at plastic, but wishes to see samples. Robert Moses advised the west side of Sunset Isles has the logo in plastic. Robert Garcia recommends using matte paint iso high gloss.

Robert Garcia advised Robert Moses to include plastic in the options.

Terrie advised the walls should be repaired before replacing the letters.

Daron read a comment from chat suggesting eliminating letters and having large, etched signs.

Robert Moses advised he can provide a sample to look at for the next BOD meeting.

Laura wanted to touch base on a topic brought up during John Savaiko's presentation concerning the stickers. She inquired if the BOD should vote on transitioning from cards to stickers. Robert Garcia advised it had already been approved, it just wasn't implemented as SL started with the cards first. As there are repeat offenders who refuse to abide by the restrictions, stickers will now be used. John Stevens advised all offenders be treated the same, regardless if they are repeat offenders or not.

Attorney's Report

John Stevens spoke about the rental agreements. In order to be grandfathered in, a lease needed to be provided. 750 homes appear not to be owner occupied. Letters were sent out inquiring if the property is rental or occupied by a family member. 311 have not yet responded. A second letter was sent to those 311 about who resides at the property. 3 responses have been received. 186 have taxes sent to other addresses. Many of these properties are most likely owned by corporations and are rentals.

The next issue is the market title account. Docs expire after 30 years. SL has renewed their documents, however there are still subs that need to be completed. Robert Garcia asked Master BOD members to reach out to their sub groups. Robert Moses will coordinate.

FL Law requires every BOD member to attend a certification within 90 days or sign a doc that they have read the law and docs. After sub elections- classes/ statements should be scheduled for completion. John would like to set up a master class or multiple classes. Robert Garcia suggested setting up an annual meeting for tracking purposes.

Old Business

NIL

New Business

NIL

Open Forum

Carlos-inquired as to when the conf room at PPM can be used again for annual meetings. Robert Moses says when covid numbers come down. Robert also said he can facilitate a zoom meeting.

De' suggested at the President's meeting a brief training, about the organization of SL, at the start of the meeting. Robert Garcia advised the agenda was packed tonight, but it will be done at the next meeting. She also advised she has been putting info on Next Door, but she cannot reach Miramar. De' will send info to Daron to Post for Miramar side.

Sandra wanted to know if the list of homestead properties can be shared with subs. John Stevens confirmed it could be.

Robert Garcia thanked everyone for attending, and also thanked the officers from Miramar and Pembroke Pines for joining.

Motion to adjourn at 10:16pm

Motion to approve by Terrie Allison. Second by Laura Santiago.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary