

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

January 27, 2025 7:00PM

In-Person at West Broward Hall and via Zoom

In Attendance:

| | |
|----------------|----------------|
| John Savaiko | President |
| Jasper Briggs | Vice President |
| Ailyn De Jesus | Secretary |
| Carl Hellmuth | Treasurer |

Directors:

Laura Santiago
Tanya Tarantino *via zoom*

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 7:03pm

Robert Moses conducted Roll Call. Ailyn running late. All present.

Motion to Approve the same Master Board Representation

Motion to approve by Laura Santiago. Second by Jasper Briggs

Motion passes unanimously.

Invited Guests

Luis Pedraza introduced himself. He is running for Miramar Commissioner-Seat 2

Kerri Ann Nesbeth introduced herself. She is running for Miramar Commissioner-Seat 4

Local elections are on March 11th.

Marcelin Dennis provided a recap on the Miramar Reclaimed Water Mandate.

This water will be hooked to SilverLakes pumps in Miramar for irrigation.

We currently use lake water.

The BOD will look into grants to offset the cost of connecting to this mandated initiative.

John Savaiko asked for a Moment of Silence in honor of Board Members, Ray Whittier and Vicky Minnaugh who passed in 2024. They were long time Board members and their dedication to SilverLakes was greatly appreciated.

FPI

Carl asked why there is a delay in receiving parking reports.

There was a discussion about Commercial Vehicles parked in the street

Jaspar thanked FPI for a great job.

Consent Agenda

- a. Approval of Previous Minutes-October 21, 2024 & November 20, 2024
- b. Guideline Updates-Sunset Isles & Zero Line Setbacks
- c. Sunset Pointe Pedestrian Gate Modification Request
- d. Ratify PPM Approved Repairs in the amount of \$ 40,725.00

Motion to Approve Consent Agenda

Motion to approve by Carl Hellmuth. Second by Jasper Briggs

Motion passes unanimously

President's Report

John Savaiko thanked the community for the great response in needed volunteers for open committee seats.

He also shared there was a great response to the 2024 End of Year recap and letters drafted to the Cities of Pembroke Pines & Miramar regarding traffic/speed on our roads.

He encouraged Pembroke Pines residents to review the City of Pembroke Pines upcoming Bond proposal and to get informed prior to March vote.

He asked participants at the meeting tonight to be mindful of everyone's time.

He discussed looking into a revised BOD Meeting process-either changing format or meeting more frequently to avoid long meetings.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$3,000,028.20 in the SL Operating account. The total in the Edward Jones CD account is \$251,965.40. There is a total of \$ 1, 798, 855.81 in the five Popular Community Bank Money Market accounts and a balance of \$2,302,322.48 in the SilverLakes Escrow Account for Blue Stream.

Robert Moses provided a budget recap and variances for January.

Budget stats are posted on the SL Resident Portal.

Robert advised he is looking to change from Popular Community Bank to Alliance-an HOA specific bank. He would like to improve lock box processing.

He recommends having an Alliance Bank rep attend the next BOD meeting to provide a presentation. Robert says although it will be a big transition, it would ultimately be better for the Master and Subs.

Cark recommends pursuing, Jasper concurs.

The next President's Meeting will be held on 2/18/25.

Director's Reports

Jasper-Nil

Laura- Encouraged residents to educate themselves about the 230M City of Pembroke Pines Bond initiative that will be voted on March 11th. There are upcoming forums for residents.

Ailyn-Nil

Carl-Nil

Tanya-Nil

Committee Reports

a. Security Committee Report-Ivan Rodriguez

Ivan provided a recap of stats.

Officer Bogus from the Miramar Police Dept provided a recap. No incidents for the past 28 days.

b. Modification Committee-Mark Truitt

Robert Moses provided a recap.

There were a Total of 308 requests; 95 approved, 169 conditionally approved, 20 denied and 24 completed.

John Savaiko thanked the Committee for their work.

c. Presidents Meeting-Rick Rundell/Ed Gato

Rick proved a recap.

He advised he is waiting for comments from Presidents concerning their sub contracts with PPM.

He advised the new banking situation should be discussed at next President's Meeting.

d. Color Committee-Tanya Tarantino

Tanya advised the new colors were published.

John Savaiko mentioned both Sherwin Williams and PPM have a binder with the SL Color Palette.

e. Capital Investment Committee-Cid Gomes

Next meeting mid-Feb

f. Management Review Committee-Ed Gato

NIL

g. Guidelines Committee-Jessica Silverio

Jessica advised there are up-to-date guidelines.

Robert Moses will get them out this week-they were pending tonight's meeting.

h. Community Affairs-Cathy Balenovic

Cathy provided an update of past/upcoming events and contests.

Motion to approve the roll over of 2024 Event Funds to the 2025 Events Budget, in the amount of \$8,186.00

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

Motion passes unanimously.

Cathy will look into pricing for a digital newsletter and create an example.

John Savaiko thanked Yellowstone for filling the holes at the SilverLakes Community Park and for treating the ants.

i. Management-Robert Moses

Robert provided a recap.

- He advised over 4, 266 SilverLakes residents are registered now on the portal.
- He will host a New Resident webinar soon.
- Bike Path Repairs-The City of Pembroke Pines is now requesting an arborist be included in the permitting process for the repairs. Robert is seeking quotes from arborists.
- The two areas damaged by Blue Stream have been repaired.
- The Leaning Monument Walls- Microfiche was found by the City of Pembroke Pines and supplied to engineers to move forward with this project.
- Monument letter painting on walls is completed.
- Power Washing will take place Feb 17th-March 4th.
- Pavilions are being cleaned monthly.
- Community Park-the new paths require permits, by Feb 10th the Food Truck Pavers and Water Source should be completed.
- Damaged Utility Boxes/Pedestals are being looked at by ATT and Comcast.
- Electronic Opt-in request form for both Master and Subs discussed.
- Storm Drains will be recertified this year. Obtaining bids.
- Iguanas-Heavily attacking vegetation in certain areas. Over 10K in damages.
- Both the Cities of Pembroke Pines and Miramar have been contacted about Fire Hydrants needing upkeep.
- Pelican Bay and Crystal Shores playground repairs
- 30 submissions to volunteer for SL Committees.

j. Landscape Committee-Leena Gonzalez

Motion to approve #492567 and #1006

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

Motion passes unanimously.

Discussion as to why EEC is coming in less at \$51,992.50 than current vendor.

Attorney's Report

NIL

Old Business

NIL

New Business-Robert Moses

- a. No Trespassing Sign Proposals
79 signs needed for the City of Pembroke Pines to finalize the Traffic Agreement.

Motion to Accept BMC for creation and installation in the amount of \$16,483.35

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

Motion passes unanimously.

- b. City of Miramar Reclaimed Water Connection Proposal
Tabled pending Grant possibility

- c. Iguana Trapping Proposals

Motion to Approve Iguana Control for three targeted locations; Treasure Sound Berm, Sessa Berm, Las Brisas Entrance. Pellet guns will be used.

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

Motion passes unanimously.

PPM will work on a Communication with FWC information about the non-protected status of invasive iguanas.

Open Forum

Discussion about Reclaimed Water

Blue Stream

Exterior Painting

Budget Docs on Resident Portal

Cable Escrow

John Savaiko advised the BOD pushed for Enumerate, but there have been problems with this software.

Parking Issue- regarding visitors being stickered visiting a family after a death.

Motion to adjourn at 10:06pm

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

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary