

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 11, 2022 7:00PM

Hybrid Meeting, in person and via zoom

In Attendance:

Laura Santiago	President-Group 2	Luis Espino	Vice President-Group 6
Terrie Allison	Secretary-Group 4	Carl Hellmuth	Treasurer-Group 1
John Savaiko	Director-Group 3	Rick Collum	Director Commercial Group
Jasper Briggs	Director-Group 5		

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 7:06pm

Terrie Allison conducted Roll Call.

Guests:

- a. Community Affairs Officers
 - i. City of Pembroke Pines, Officer Feldman-absent
 - ii. City of Miramar, Officer Bogus
Officers Bogus and Sergeant Presume provided a recap.
Sergeant Presume office contact (954) 602-4101 and cell (954) 793-3092
- b. Blue Stream Fiber Updates-Daniel Aparicio
Daniel provided a recap.
Daniel Aparicio Project Manager (954) 547-2701
Cynthia Castro- Account Manager (954) 901-1627
Contact info (844) 644-3030
SilverLakes@bluestreamfiber.com
Experience Center should open in December: 182115 Pines Blvd.
Construction updates are posted on the SilverLakes website: www.silverlakes.net
Blue Stream goes live Jan 2024.

Consent Agenda

- a. Approval of Previous Meeting Minutes- Sep 12th, Sep 20th, Oct 4th
- b. Ratify PPM Approved Repairs in the amount of \$2,555.00

Motion to approve the Consent Agenda

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

Motion passes unanimously.

President's Report

Laura Santiago explained Board Members are volunteer positions. She thanked Vicki Minnaugh and Ray Whittier for their years of dedicated service and wished them both a speedy recovery.

John Savaiko thanked Ray Whittier and Terrie thanked Vicki Minnaugh.

Director's Report

Nil

Treasurer's Report-

Carl Hellmuth provided a recap. There is a balance of \$1,239,311.42 in the SL Operating account. The total in the Edward Jones CD account is \$247,072.66. There is a total of \$ 1,378,633.35 in the five Popular Community Bank Money Market accounts and a balance of \$2,614,623.43 in the SilverLakes Escrow Account for Comcast.

Committee Reports

a. Security Committee Report-Robert Scopa-absent

FPI provided a recap of stats.

b. President's Meeting-John Savaiko

i. President's Meeting Update

John provided a recap on topics discussed.

ii. Street Parking Update

2168 violations between Apr-Sep

Motion to consider towing vehicles that are not registered to a homeowners address

Motion to approve by John Savaiko. Second by Jasper Briggs.

Motion passes unanimously.

c. Fining Committee-Harvey Harris

Robert Moses provided a recap

Jul-Sep Homeowners Cited. Jul 217, Aug 125, Sep 285

Parking Cited Jul 2, Aug 1, Sep 0

d. Landscape Committee-Leena Gonzalez

Leena provided a recap

Motion to approval proposal #10237 in the amount of \$2,000

Motion passes unanimously.

e. Lake & Boat Committee-De' Barbadaes

De' advised there has not been a response to the Committee and people are needed.

f. Overflow Parking Committee-Sandra Gakneras- absent

Terrie thanked Sandra for her hard work.

Terrie provided a recap of the proposed parking regulations at the sub community pools.

Motion to approve proposed parking regulations at the sub community pools

Motion to approve Terrie Allison. Second by Luis Espino.

Motion passes unanimously.

g. Modification Committee-Athena Chilicas Barrocas

Athena provided a recap

884 requests from July 9th -Sep 30th. 569 Approved, 315 Denied

Athena's email: athena@athenashouse.com

h. Community Events Recap-Cathy Balenovic

Cathy provided a recap of upcoming events and contests.

i. Management-Robert Moses

i.Sunset Pointe Speed Bump Request

Sunset Pointe Speed Bump Request Sunset Pointe is requesting approval to have 5 speed humps installed in the community, along with City of Pembroke Pines required signage.

Motion to approve Sunset Pointe Speed Bump Request

Motion to approve Luis Espino. Second by Terrie Allison.

Motion passes unanimously.

ii.Monument Wall Project Update

Robert provided a recap with expected start dates.

A pre-construction meeting is scheduled for Monday, October 10th with all vendors involved in the project. Excited start days are as follows BRITTANY BAY - 10/21 LAS BRISAS - 11/7 TREASURE SHORES - 11/28 EMERALD SOUND - 12/13 COCONUT SOUND - 1/3 COCONUT REEF - 1/18 MISTY HARBOR - 2/2 Temporary signage will be installed at the entrances of each community while the work is taking place. Each community Board will be advised prior to commencing this work

Attorney Report

NIL

Old Business

New Business

a. Homeowner Swale trees

Laura provided a recap and expressed:

I move that Each Owner shall be responsible for maintaining the grounds and landscaping upon each Lot, including the cutting and maintenance of lawns and landscaping and the maintenance of the swales located between the Lot and the road including but not limited to sidewalks and the cutting and maintenance of lawns and landscaping located in the swale area regardless of ownership as provided in the governing documents of SilverLakes and the Supplemental Declarations recorded in Broward County and as amended from time to time. I further move that the association no longer pay and /or budget for swale tree maintenance as adopted on 9/21/2020 and that said, expenses be borne solely by the unit.

Lengthy Discussion.

Motion to Approve Swale Tree Maintenance return to Homeowner

Motion passes unanimously.

b. Neighborhood Allocation-Tree Replacements

Laura provided a recap.

Motion to charge individuals subs for entrance tree replacements through Neighborhood Assessment

Motion passes unanimously

c. Pool Parking Language

Already addressed

d. 2023 Meeting Calendar

Laura asked for a pre-budget meeting (Budget Workshop) to be scheduled in August as many contracts expire next year.

Master Board Meetings 2023

Monday 01/23/2023 7:00pm - Annual/BOD Meeting

Monday 03/27/2023 7:00pm - BOD Meeting

Monday 05/15/2023 7:00pm - BOD Meeting

Monday 07/17/2023 7:00pm - BOD Meeting

Monday 09/18/2023 7:00pm - Budget Meeting

Monday 10/16/2023 7:00pm - BOD Meeting

Monday 12/11/2023 7:00pm - Candidate's

e. 2023 Proposed Budget

John Stevens advised he was at an Insurance Meeting recently and said there was discussion that there may be a total insurance collapse after Hurricane Ian. There may potentially be a substantial increase in SilverLakes insurance.

There was also discussion at the Insurance Meeting concerning flood insurance. John advised many residents do not have flood insurance and that any flooding/rising waters will only be covered via flood insurance, not hurricane insurance. Residents are encouraged to purchase flood insurance.

Laura reviewed line items that have increases from the 2022 to 2023 budget.

Discussion

Motion to approve increase from \$100 to \$105 for monthly fees and no increases for contractual vendors, and any overage will go into paying back reserves.

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

Motion passes.

Rick Collum-no vote

John Savaiko read in chat that residents were having an issue with hearing the meeting. He asked Robert Moses to look into upgrading technology and prices to upgrade equipment.

Open Forum

- Issue with Phase 4 Security
- Crystal Bay Security Gate Phone Issues.

Motion to Adjourn

Motion to approve by John Savaiko.

Meeting adjourned at 10:45pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary