

Silver Lakes Community Association

A Corporation Not-for-Profit

Special Meeting of the Board of Directors

February 10, 2021 7:00PM

Virtual Meeting via Zoom

In Attendance:

Robert Garcia	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Colleen Cheney	Secretary

Directors:

Ray Whittier	
Rick Collum	<i>absent</i>
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 702pm

Robert Garcia welcomed everyone to the Special Board Meeting to review the results of the Swale Tree Project by Earth Advisors. He advised the study was completed in December and a thorough summary was forwarded to SL. Robert stated he had wanted this to be up for motion at the last Board meeting on Jan 25th, but the agenda that evening was already heavy. This meeting is an opportunity for Earth Advisors to provide a recap as to what they recommend to SilverLakes.

Colleen Cheney conducted Roll Call.

Rick Collum absent.

Robert Garcia then passed the meeting helm to Robert Moses. In turn, Robert Moses introduced John Harris, President of Earth Advisors, for his presentation.

John introduced himself and advised he has over 30 years in the business and works closely with cities and with many Homeowners Associations. Earth Advisors are experts in the Green Industry and are a Professional Services company that evaluates conditions of trees and landscape and review and recommend maintenance plans.

John presented his recap and provided stats. He highlighted the eco benefits of trees in our community as well as the economic value. Per his calculations, SilverLakes has 5,023 swale trees, with a tree value of \$1,085 per tree, for a total value of \$9,300,000. for SilverLakes. He explained that trees are often an unrealized asset value for Homeowners and Associations.

He shared a detailed, color coded database for each community, that designates locations of trees, conditions of tress, and a 1, 2 and 3 year plans for maintenance. He also explained that within a

community's tree budget, there should be capital costs and maintenance costs. John advised 4,921 trees of SL's 5,023 total have maintenance priorities.

Earth Advisors re-evaluate maintenance and recommendations on a yearly basis. John briefly explained their contract and also the bid sheet to go out to vendors within the set budget with industry standard pricing for that type of work.

He emphasized that trees are Green Assets and SilverLakes should manage them with professional input and ensure landscapers are improving, not injuring, the trees.

Robert Garcia advised that John's real time database can be made available to sub association Presidents.

Ray Whittier recommended Earth Advisors' contract be sent to John Stevens.

Colleen asked about the decorative border. Robert Garcia advised that topic would be discussed at the next Presidents meeting in March.

Laura Santiago asked for clarification about the 1, 2 and 3 year plans and future removals.

John Harris explained the plan for SilverLakes was set up with the initial budget of \$250K and the recommendation plan is within that scope for the first year.

Daron Fitch asked if the plan included common area trees. Robert Garcia responded this plan was for swale trees only.

Steve, from Malibu Pointe, asked if Oaks are removed if they would be replaced with Oaks. John Harris explained there is not enough root space and he does not recommend oaks or mahogany trees for swale areas. He advised he would make recommendations for swale tree replacements; a replacement tree "Palette".

John Savaiko advised they have many queen palms in his sub association swales. John Harris advised other choices would be recommended as queen palms are highly susceptible to fungus.

Robert Garcia reiterated that the Master Board has taken over Swale Tree Maintenance for SilverLakes.

Robert Garcia thanked John Harris for his expertise and phenomenal detail in his summary and recommendations. He explained the database is an asset and will be put to great use. He expressed he looks forward to working with Earth Advisors.

Robert Moses explained the BOD had already approved the \$250K in the 2021 budget. The next step is to move forward with recommendations and pricing within the fixed budget.

Motion to Proceed with Project, as outlined by Earth Advisors

Motion to approve by Vicki Minnaugh

Question raised by Laura Santiago about going out for bid

Discussion concerning existing SilverLakes current landscaper, industry standard pricing, capability of current landscaping company to take on this additional project. Laura Santiago feels contract should go out for bid.

Daron Fitch advised he is not in favor of going out to bid as current vendor is already familiar with SilverLakes and if John Harris stated his quotes are industry standard, and if our current landscapers work within the budget, then he sees no reason to go out for bid.

Motion to go out for bid to Landscaping Companies.

Motion to approve Ray Whittier. Second by Laura Santiago.

Colleen took roll call to go out for bid.

Robert Garcia	No
Daron Fitch	No
Vicki Minnaugh	No
Ray Whitter	No
Laura Santiago	Yes
Colleen Cheney	No

Motion does not pass.

Motion to Proceed with Project, as outlined by Earth Advisors, with Current Landscaping Vendor

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Colleen took roll call to go out for bid.

Robert Garcia	Yes
Daron Fitch	Yes
Vicki Minnaugh	Yes
Ray Whittier	Yes
Laura Santiago	No
Colleen Cheney	Yes

Motion passes.

Open Forum

Daron asked how SL will handle residents who do not want their swale trees removed. John Stevens advised the Board has delegation to make these decisions.

Robert Garcia also advised that moving forward, as the Master BOD is overseeing Swale Tree Maintenance, homeowners will no longer need to request modifications concerning swale trees nor receive violation notices concerning swale trees.

Robert Garcia also advised that if a homeowner has an emergency situation with a swale tree, they should contact PPM.

Ray Whittier asked if a communication will be going out to residents. Robert advised a communication will be going out, as well as modified guidelines.

John Saviako asked about perennials and landscape borders around swale tress. Robert Garcia expressed that this will be discussed at the Presidents meeting in March.

Meeting adjourned at 8:38pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary