

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

March 22, 2021 7:00PM

Virtual Meeting via Zoom

## In Attendance:

Robert Garcia      President

Daron Fitch      Vice President      *Arriving late*

Vicki Minnaugh      Treasurer

Colleen Cheney      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 7:06**

Robert welcomed everyone to the meeting.

Colleen Cheney conducted Roll Call. Daron Fitch arriving late.

## President's Report

Robert Garcia announced that on Feb 23<sup>rd</sup> Colleen Cheney tendered her resignation from the Master Board despite his attempts to have her remain on the Board. Robert advised we are sorry to see her depart. Robert asked Board members for a new candidate for the Group 4 Representative.

## Motion to accept Terrie Allison as the new Group 4 Representative.

Motion to approve by Laura Santiago. Second by Ray Whittier.

Colleen conducted roll call and motion passed unanimously.

Robert Garcia thanked Colleen for his tremendous effort and welcomed Terrie onboard.

Robert asked for a motion to replace Colleen as Secretary. Terrie Allison was nominated.

## Motion to accept Terrie Allison as the new BOD Secretary.

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

Robert Garcia conducted roll call and motion passed unanimously.

Terrie thanked Colleen for her many years of service and was sorry to see her resign.

Robert Garcia subsequently thanked Steve Goldman for his commitment to SilverLakes as President of the BOD and other offices. A plaque was presented to Steve.

Robert also presented a plaque to Colleen Cheney for her service as Secretary of the BOD and other offices and thanked her for her service to the community.

#### Common Area Openings

Robert Garcia provided a recap of the common areas. He advised there is an upcoming news conference with the Mayor of Broward County on April 6th. He also advised vaccinations in the county ramped up and hopefully we are trending in the right direction and the SilverLakes Common Areas can be re-opened soon.

John Stevens also advised that the Mayor of Broward County will be holding a news conference on April 6<sup>th</sup> and the issue of re-opening will be re-visited after that conference. John feels we should wait until the Mayor's announcement before any decisions are taken. Broward County has required us to have cleaning staff at our pools at all times as well as security to ensure social distancing and no groups over 10. We could not open under those circumstances. Miramar and Pembroke Pines are doing things a little differently from each other. Pools within in Miramar are closed, except for pre-registering for lap swimming. Passive areas are open. In Pembroke Pines, all pools are closed, only passive areas open. Gazebos, basketball courts, etc., are closed. Only groups of 10 and less are allowed in passive areas. Therefore, John recommends staying as is until the Mayor's announcement on April 6<sup>th</sup>.

#### Consent Agenda

- a. Approval of Previous Meeting Minutes- January 25, 2021
- b. Ratify PPM Approved Repair in the amount of \$7,625.74.

#### Motion to Approve the Consent Agenda

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.  
Terrie conducted roll call and motion passed unanimously.

#### Treasurer's Report

Vicki Minnaugh provided a recap. There is a balance of \$5,367,567.41 in the SL Operating account. The total in CD accounts is \$247,035.07. \*The CD from Synchrony Bank matured. \$253,199.13 was deposited into the Operating Account on 2/1/21. There is a total of \$1,369,451.43 in the five Money Market accounts and a balance of \$1,393,905.35 in the SilverLakes Escrow Account for Comcast.

Robert Garcia asked about collections compared to 2019. Vicki expressed she has been advised that everything is stable.

#### Directors Report

Ray Whittier- NIL  
Laura Santiago-NIL  
Terrie Allison-NIL  
Rick Collum-NIL  
Daron Fitch- *arriving late*  
Vicki Minnaugh- NIL

## Committee Reports

A. Fining-Harvey Harris provided a recap from Jan-Feb

262 homeowners were cited; 5 to report to fining committee. Only one showed up and the committee did not fine the homeowner. The no-shows were automatically fined.

21 homeowners were granted extensions.

233 complied. 15 homeowners were fined by PPM

9 are at the attorney.

Robert Garcia reminder residents to contact PPM when they are fined and attend their fining committee appointment.

B. Security-Robert Scopa *-absent*

Danny Gonzalez from FPI provided a presentation about the cameras at the Community Pool, Park, and three Boaters Parks. He demonstrated views from the cameras.

Robert Garcia complimented Danny and said it is impressive that we now have surveillance at those areas.

C. Landscape Committee

Leena Gonzalez provided a recap. The Committee's last meeting was held on Feb 11<sup>th</sup> .

Motion to Approve Landscape Improvement Proposals #9911 in the amount of \$4,365.00.

Motion to approve by Ray Whittier. Second by Laura Santiago.

Terrie conducted roll call and motion passed unanimously.

Corey Bogus from the Miramar Police Department advised that 3 vehicles; 2 in Marina Pointe and one in Grand Cay were burglarized. The suspect was apprehended and arrested early Thursday morning. Since then, there have been no vehicle burglaries.

A resident wanted to know if residents can view the camera surveillance. Robert Moses said that is not possible. However, FPI is monitoring. In addition, some of the cameras have audio.

Corey Bogus responded to a resident's concern about car racing on Pembroke Rd. He emphasized residents should call 911 and try to obtain the vehicle description and tag number, if possible.

D. Lake & Boating Committee-

De' Barbadaes - She would like to revamp boating committee. She requested Cathy's help in recruiting. Robert Garcia asked Robert Moses and Cathy to assist.

Commissioner Siple was present at the meeting and asked how long the videos are kept for review and how are they kept. Robert Moses advised the videos are kept for 30 days on the NVR's of each location.

#### E. Modification Committee

Tanya Tarantino provided a recap; 1279 Modifications were submitted: 791 were approved and 488 were denied. Majority of Mod requests were for Driveways, Painting and Roofs. The Committee is averaging 250 requests every two weeks.

Daron Fitch asked how modifications can be submitted. Tanya advised it can be via email or resident portal. Tanya explained there is a checklist, and everything must be in place before the committee makes a decision.

Tanya introduced adding an Aluminum Fence option for residents as a modification.

A resident had a concern and voiced his issue with a Modification submittal. He stated setbacks were stated missing and the setbacks are not on the application. After three denials, setbacks were ok, but something else was missing.

Robert Garcia requested that Eileen from PPM reach out to this resident.

Tanya resumed discussion regarding Proposing Aluminum Privacy Fence to all interior lots and only for the front of the home only (perpendicular) part of lake front lots.

#### Motion to Approve White Aluminum Fencing as an additional fencing option.

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

Terrie conducted roll call and motion passed unanimously.

Robert Garcia thanked Tanya and the committee for their efforts. He advised residents the Committee meets upwards of three hours every other week. He advised the community that volunteers are willing to give their time to help fellow residents and encouraged patience with the process. He also reiterated the necessity of properly filling out the modification forms.

#### F. Parking Committee

John Savaiko provided a recap.

Street parking continues to trend down. He advised there are some challenging individuals and has reached out to Robert Moses and Officer Bogus for assistance.

#### Presidents Meeting recap

John Savaiko reviewed items discussed at the President's meeting held on 3/16/21; swale tree proposals, street and overflow parking, AT&I concerns, and aluminum fencing. The topic of sheds was tabled to the next meeting. He expressed he would better manage the time management of the next meeting.

#### G. Overflow Parking

Sandra Gakneras-*absent*

John Savaiko provided a recap in her absence. Software developers have the app ready for testing. FPI was presented with the officer's portal of the app, which they found user-friendly. FPI will initiate beat testing on March 24<sup>th</sup> and provide feedback to developers, to improve and correct any details. Once the app is up and running, it will be tested in two communities beginning April 5<sup>th</sup>. A Regulations draft is being reviewed and corrected by the legal advisors.

Steve Goldman asked John if indeed each sub association should have a tow agreement in place. John Savaiko advised it was a suggestion. The decision regarding who will oversee towing has not yet been decided.

Robert Garcia reiterated that regulations are currently being drafted. When they are finalized, that issue will come up to the Board.

#### H. Community Events

Cathy Balenovic presented three bids for the American Flags this year, a recap of events, SilverLakes' 30<sup>th</sup> Anniversary ideas, and the new and improved SilverLakes website.

Motion to approve Online Stores for the purchase of American Flags, for a total of \$1,972.92

Motion to approve by Terrie Allison. Second by Vicki Minnaugh.

Terrie conducted roll call and motion passed unanimously.

The new website was well received.

#### I. Management-Robert Moses provided a recap.

##### a. Modification Applications

Please use the new form available at [www.silverlakes.net](http://www.silverlakes.net) or the PPM website.

Using older form may cause delays.

##### b. Assessment Payment Webinar

Scheduled for 4/7/21 at 7 PM.

Notice was sent to all residents with the Q2 statements and via email.

Will review:

- Assessment due dates
- Paying assessments for multiple communities
- Payment options: Online, Bill Pay, ACH, Lockbox

Register by emailing [support@pinespropertymanagement.com](mailto:support@pinespropertymanagement.com)

Laura asked if the date could be adjusted for the webinar.

Robert Moses reiterated Master and Sub Association Assessments must be sent separately.

##### c. Paving Project Update

4th Phase - Current Paving Phase:

Sunset Pointe - Milling/Paving 3/15/21

Phase 5 - Final Phase:

TREE REMOVAL/REPLACEMENTS

Marina Isles - Completed

Pelican Sound - Completed

Pelican Isles - Completed

Marina Sound - In Progress

Upcoming:

Sapphire Shores - April 1, 2021

Tiffany Cove - May 1, 2021

The Enclave - June 1, 2021

The Isles - July 1, 2021

## **ROOT BARRIER/MILLING/PAVING**

The Isles - Root Barrier - 3/22/21

Marina Isles - Pending Miramar Permit finalization.

Remaining communities TBA

Discussion with concerns by some residents.

### **d. Sidewalk Repair Update**

In January 2021 the Board approved repairs, related to the paving project and tree removals. The amount approved was not to exceed \$200k.

After final evaluation of the remaining communities, the project is expected to exceed the approved \$200k by approximately \$89,055.

Robert Moses went through the former and new language regarding swale trees.

## LANDSCAPING - TREES

Swale Trees within the neighborhoods (trees or palms within street swale areas) are maintained by the Association. No one shall prune, remove, or modify in any manner any neighborhood Swale Tree. No actions within neighborhood street swales or adjacent property areas shall be caused to take place which may compromise the health, stability, or integrity, of the Association maintained swale trees. Any tree concerns, observed conditions, or maintenance requests should be reported to management. Swale trees are defined as any tree growing in the area of land between the edge of your lot and the paved road, whether or not officially designated as a swale. ~~must be planted a minimum of (20') twenty feet apart on center and be a minimum of (6') six feet tall at time of planting. Corner lots require trees to be a minimum of (25') twenty five feet apart on center. If a neighbor has existing swale trees you must install your swale tree (20') twenty feet away from the existing swale tree.~~

~~No Robelini palms, Coconut Palms; Bismarck palms; or any plantings that obstruct visibility or sidewalk access, shall be planted in the swale area.~~ No resident plantings, groundcovers, improvements, or decorations of any kind are permitted at the established tree base as defined as;  
4" to 6" per 1" of trunk diameter, at the base, for palm trees  
8" to 10" per 1" of trunk diameter, at the base, for shade trees

This includes, but is not limited to: Decorative borders, paver blocks, gravel, rocks, flowers, shrubs, ornamental plants, groundcovers. Keeping any materials or improvements from being placed around the trunk of any tree is especially prohibited. Further, no fixtures, signs, lighting, plants, or other materials, may be attached to or placed upon any portion of any Swale Tree.

Plantings or improvements in conformance with this guideline must be submitted to the Association for approval and must meet all city code requirements.

All existing locations identified by the Association's ISA Certified Arborist to be in violation of these guidelines, must be brought into compliance immediately. The Association may require an ISA Certified Arborist tree inspection and report for violations, to determine if a tree can be remediated from damages caused by a violation of this section, or should be removed and replaced.

Only wood mulch may be used, in accordance with the following guidelines:

1. Use only natural shredded wood (shredded tree or recycled wood product).
2. Remove any grass, weeds, or other ground cover from the area of the mulch ring before installing mulch. Keep grass, weeds, or other ground cover from growing within mulch ring (similar for weed control of any landscape planting area).
3. Install mulch with a depth of 2-3 inches, and covering an area around each tree trunk that has a radius of 1.5-2 feet.
4. Keep mulch 3-6 inches away from the base of the tree trunk. Mulch must not be piled on the tree trunk under any circumstances. Adjacent homeowners are responsible for landscape maintenance of the street swale areas. This includes irrigation and watering of any plant materials in the street swale areas. The following are watering requirements for any newly planted swale trees:
  1. Water every day for the first 30 days.
  2. Water every other day for 2nd 30 days.
  3. Water 3 times per week for 3rd 30 days.
  4. Water with regular scheduled irrigation after 90 days.
  5. Additional watering may be needed during times of drought (similar to watering needs of other landscape plants).

No chemical treatments, pesticides, or herbicides may be used on or around the base of any Swale Tree under any circumstances. A contact weed killer (herbicide that kills only what it is sprayed on) may be used to control invasive weeds within any mulch ring.

~~Only SINGLE trunk trees or palms from the approved tree list shall be installed in the Swale area, with prior Modification Committee approval. Many sub-associations within SilverLakes have established additional guidelines for swale trees. These sub-association guidelines must also be adhered to.~~

~~Communities within the City of Miramar can only use Live Oak or Clusia trees in the swale. Palm trees are not permitted in the swale of communities located within the City of Miramar. Refer to the City approved tree list for acceptable swale trees.~~

### **Swale Tree Borders, Plantings and Other Improvements**

Consistent with the recommendations of multiple Certified Arborists, and leading professionals in the Arboricultural field, SilverLakes is implanting standards and guidelines to restrict and enforce improvements at the base of all community swale trees.

The community has a plethora of improvements at the base of the swale trees. Many of these improvements pose a concern to the health and safety of the swale trees that the Association maintains. Allowing these alterations to remain and continue will compromise the efforts of the Association to promote proper maintenance and protection to the community swale trees.

SilverLakes intends to implement a multi pronged approach to obtain a baseline standard regarding all improvements around swale trees as follows:

Existing improvements:

Existing improvements will require removal by the property owner upon reaching any of the following criteria:

1. Improvements identified by a Certified Arborist as causing damages that require immediate removal.
2. Trees requiring removal or replacement for any variety of reasons such as, but not limited to, Dead tree replacement, City violation requiring removal or replacement, fallen trees, etc.

Future improvements:

The Association Standards and Guidelines will not permit further improvements to the community swale trees.

Discussion concerning Swale Trees.

Robert Garcia advised by the end of the month that Presidents will receive a summary of what will be going on in each community vis-à-vis swale trees. If a tree is not identified in the plan, reach out to PPM.

Motion to adopt Swale Tree Guidelines

Motion to approve by Daron Fitch. Second by Vicki Minnaugh.

Terrie conducted roll call and motion passed unanimously.

Attorney's Report-John Stevens provided a recap

- a. MRTA-Document Revitalization

Market Record Title Act Requirement,

All docs expire after 30 years, if not renewed.

Docs must be signed, notarized and recorded.

John Stevens and Robert Moses will be coordinating meetings with all sub associations.

Robert Garcia asked if one large meeting with all sub associations present is preferable or individual meetings.

John prefers meetings of voting groups.

BOD agrees.

Robert Garcia asked John to let the BOD know when meetings can be scheduled and held.

Old Business

NIL

New Business

NIL



Open Forum

Commissioner Siple expressed appreciation of the new website and offered displaying our 30<sup>th</sup> Anniversary on Pembroke Pines digital signs.

She spoke about new legislative bills, in particular house vote 219: vacation rentals.

It is an active bill that was supposed to be heard today.

Commissioner Siple said it was temporarily postponed.

The language was concerning because it preempts regulation of vacation rental to the state and prevents city or local ability from implementing safety and stop gaps.

She will keep SilverLakes apprised of this bill.

She also encourages residents to email that they do not support this bill.

She also reiterated that City Ordinances require BOD member contact info. Robert Garcia advised he and Robert Moses are working on this.

Robert Garcia asked Commissioner Siple for updates regarding flooding from tropical storm, Eta in November of 2020 at our next BOD meeting.

PPM making to make To-Do Lists after sub association meetings.

Corey Bogus advised the arrested person, for the car burglaries, was an 18-year-old resident of Pembroke Isles.

Robert Garcia thanked everyone for attending the meeting and thanked all the committee members for all their efforts.

Motion to adjourn at 9:20pm

Motion to approve by Vicki Minnaugh. Second by Laura Santiago.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Terrie Allison  
Secretary