

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

March 24, 2025 7:00PM

In-Person at The Box Venue 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

Ailyn conducted Roll Call. All present.

Presentation of Certificate of Recognition-Jack De Vita

Jack was presented with a Certificate of Recognition for Exemplary Volunteer Service, as well as a Starbucks gift card.

Consent Agenda

- a. Approval of Previous Minutes-January 27, 2025 & February 18, 2025
- b. Ratify Bike Path Assessment Report Proposal-Earth Advisors
- c. Ratify Malibu Pointe Column and Gate Painting Request
- d. Ratify Swale Tree Guideline Change
- e. Ratify PPM Approved Repairs in the amount of \$7,372.62

Motion to Approve Consent Agenda

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

Motion passes unanimously

President's Report

John Savaiko advised new committees have been formed and the feedback will be appreciated.

He spoke of the recent Meet your Neighbor Event at The Box Venue and the upcoming Annual Egg Hunt at the SilverLakes Community Park.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$3,360,408.05 in the SL Operating account. The total in the Edward Jones CD account is \$251,965.40. There is a total of \$ 1, 809, 011.11 in the five Popular Community Bank Money Market accounts and a balance of \$2,302,359.69 in the SilverLakes Escrow Account for Blue Stream.

Robert Moses provided a budget recap and variances.

Director's Reports

NIL

Committee Reports

a. Presidents Meeting-NIL

b. Fining Committee Report
Robert provided a recap.

There have been a lot of improperly pruned trees. John Savaiko advised there are new guidelines-no swales in palms for replacement. Existing palms are grandfathered in.

John Stevens advised City Deed Restrictions override SL Deed Restrictions.
The goal is to have more transparent reports. Owners and BOD should have more info.

c. Budget Advisory Committee-Janet Puentes
John thanked Janet for chairing the committee.
He advised that this is new committee and the process is slow.

The goal is to have more transparent reports. Owners and BOD should have more info.

The Committee met with Robert and Carl, and reviewed 2024 financials. They are needing a response from PPM on certain questions.

Transparent process for BOD and owners-reporting must improve. John Savaiko is expecting a quarterly recap. Carl thanked the committee.

John Stevens explained the SL bad debt and reporting. SL delinquencies are far below the state average. He explained the process for delinquencies. Complex process.

A resident had an issue with painting of bands.

- d. Security Committee Report- Tony Perez provided a recap.
Coordinating with PPM to have a site where complaints/compliments can be made.

FPI have experienced technical issues recently.

There have been 3 recent altercations with FPI by residents. This is unacceptable.

- e. Landscape Committee-Robert provided a recap.

Motion to Approve Landscaping in the amount of \$26,761.77

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

Motion passes unanimously.

Misty Harbor advised flower beds were dead for several months.

Yellowstone will do three rotations instead of two for the same budget.

Blue Stream Fiber announced SL has access to government channels now.

- f. Modification Committee-Robert provided a recap
He is working with the software company to make the submission process easier.
There was an update to the software that prevented generating a report in a timely fashion.

- g. Guidelines Committee-Jessica Silverio
Jessica advised of two additions concerning Integrated Solar Roofs and Soffit Lightening.

John Savaiko thanked the Guidelines Committee for their work.

- h. Color Committee-Tanya Tarantino
Everything is finalized. Colors are posted. PPM and Sherwin Williams have the SL Color Charts. contests.

- i. Capital Investment Committee-Robert provided a recap
The charter for the Committee has been finalized. They are exploring creative feedback for the monument walls and they will also present a list of improvements to the BOD.

- j. Management Review Committee- Robert provided a recap.
The Committee prepared a survey for the next President's Meeting. Survey to be distributed quarterly.

- k. Community Events Recap-Cathy provided a recap of past and upcoming events and contests.

Motion to Approve American Flags from Online Stores for \$3,571.40

Motion to approve by Carl Hellmuth. Second by Jasper Briggs.

Motion passes unanimously.

1. Management-Robert provided a recap

- 4326 residents have registered for the portal
- New resident webinar: May 7th at 7pm and Aug 6th at 7pm
- Reclaimed water-working with The City of Miramar for funding
- Bike Repair-City of Pembroke Pines would like Arborist Report
- Monument Wall Letter Painting-52 walls completed.
- Common Area Pressured Cleaned
- Food Truck Pavers and Water Source completed.
- ADA path to pavilion pending survey
- Damaged Utility Pedestals-Comcast began replacing damaged pedestals. AT & T is not as cooperative.
- Storm Drain Recertification-project will take place in 2025.
- Iguana Concerns-coordinating start date and communication to residents
- Fire Hydrants-working with both cities. Takes time.
- Pelican Cay-pending city permit
- Community Pool Bathroom-PPM will coordinate with Capital Improvement Committee for ideas. Getting quotes for May meeting.

John Saviko is concerned about the reclaimed water project-One line will need to be connected to three pumps in Miramar. Estimates need to be gathered to budget for that if no grants are given.

Attorney's Report

John Stevens discussed modifying guidelines that are affected by PUD. He recommends retaining a Land Use Attorney-John Voight. A Land Use Attorney is familiar with creating ordinances and familiar with City Clerks, etc.

Laura asked about cost. John will look into that.

Motion to Approve Land Use Attorney

Motion to approve by Jasper Briggs. Second by Tanya Tarantino.

Motion passes unanimously.

John also mentioned there were three pet snake bites in Coconut Reef. He reminded residents to be careful-keep lawns well maintained, remove debris, do not walk barefoot, keep dogs on leash.

Old Business

NIL

New Business-Robert Moses

- Engineering Proposals-Leaning monument walls

Motion to Approve HA Engineering

Motion to approve by Jasper Briggs. Second by Tanya Tarantino.

Motion passes unanimously.

- 3 out of 6 playground shades need to be replaced.

Motion to Approve A & A in the amount of \$29,079.39

Motion to approve by Tanya Tarantino. Second by Jasper Briggs.

Motion passes unanimously.

*pending consulting Peggy for color consult.

Robert will set up a Color Committee Meeting with the Color Consultant before next Presidents Meeting.

- Sunset Pointe Modification-Stone Veneer for entrance towers and guardhouse

Motion to Approve

Motion to approve by Tanya Tarantino. Second by Laura Santiago.

Motion passes unanimously.

Open Forum

Question about violations

Question about color consultant

Questions about sprinklers

Question about monument wall on SL commercial properties-John Stevens will send a letter to the Car Wash

Sidewalk erosion on 178th

Decreased police activity in neighborhoods.

Motion to adjourn at 9:51pm

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