

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

March 27, 2023 7:00PM

In-Person at West Broward Hall and via Zoom

## In Attendance:

Laura Santiago      President  
Luis Espino        Vice President  
Terrie Allison     Secretary  
Carl Hellmuth     Treasurer

## Directors:

John Savaiko  
Jasper Briggs

## 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 7:02pm**

Terrie Allison conducted Roll Call. All present.

## Consent Agenda

- a. Approval of Previous Minutes-January 23, 2023

### Motion to Approve Previous Minutes of January 23, 2023

Motion to approve Terri Allison. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

- b. Ratify PPM Approved Repairs

### Motion to Approve PPM Approved Repairs in the amount of \$ 7, 341.65

Motion to approve Terri Allison. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

## President's Report

Laura provided a Subcommittee Update on the Construction Progress

- 9 pending start
- 12 completed
- 18 in progress

Laura advised if Blue Stream Fiber construction has been completed at your property, you can sign up for Blue Stream Fiber service already and have it in conjunction with Comcast until the expiration of the Comcast contract.

A slide with the progress will be posted on the Blue Stream Fiber section of the website.

### Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$1,849,321.45 in the SL Operating account. The total in the Edward Jones CD account is \$247,692.07. There is a total of \$ 1,387,209.92 in the five Popular Community Bank Money Market accounts and a balance of \$2,614,731.61 in the SilverLakes Escrow Account for Comcast.

CDARS/Insured Cash Sweep Account Recommendation  
Meeting with Bank Representative will be forthcoming.

### Directors Report

Jasper-NIL

Carl-NIL

Terrie-NIL

Luis- NIL

John-February 9<sup>th</sup>, Police Officer Herring tragically passed away.

He was the first Pembroke Pines Police Officer killed on duty.

Motion to Approve a Memorial Plaque on the Gazebo at 184<sup>th</sup>

Motion to approve Laura Santiago. Second by Terrie Allison.

Terrie Allison called roll call and Motion passed unanimously.

### Committee Reports

A. Presidents Meeting-John Savaiko

Nothing to report.

Next meeting is April 18<sup>th</sup>.

B. Fining Committee Report

Laura advised volunteers are needed.

The committee meets once a month, via zoom.

Robert Moses provided a recap.

319 homeowners were cited in Jan and 325 in Feb.

247 were in compliance, 382 were fined.

C. Security Committee Report- Ivan Rodriguez

Ivan provided a recap.

There were 53 incidents between Jan 1<sup>st</sup> -27<sup>th</sup> and 92 incidents between Jan 28<sup>th</sup> -Feb 28<sup>th</sup>.

Laura reminded residents to contact the police for suspicious/dangerous situations.

Officer Bogus provided a recap for Miramar. There have been several vehicle burglaries.

8 out of 9 vehicles were not locked.

Make sure garage sale doors are closed. 2 burglaries resulted from open garage doors.

D. Landscape Committee-Leena Gonzalez absent

Robert provided a recap. Laura recommends removing Proposal #10315.

Motion to approve Proposals #10330 and #10331 for the total of \$17,960.00

Motion to approve by Laura Santiago. Second by Luis Espino.

Motion passes unanimously.

E. Lake & Boat Committee Report- De' Barbadaes  
De' provided a recap. De' has one other committee member.  
Save the Date: December 9<sup>th</sup> for Boat Parade.  
Clear Waters recap. Hydrilla is being treated.  
Please email De' with any issues: [slboat.laketeam@gmail.com](mailto:slboat.laketeam@gmail.com)

F. Modification Committee Report-Athena Chilicas Barrocas  
Athena provided a recap. The committee is working on reducing the number of denials, empowering residents and giving the committee the ability to approve and not deny.  
Jan 1<sup>st</sup>-Feb 28<sup>th</sup>: 899 requests; 651 approved, 248 denied.  
Laura advised hours are spent reviewing requests.  
Athena advised more volunteers are welcome.

Motion to extend current deadline to transition to current paint colors until January 2025, unless another modification (garage door, etc.) necessitates current colors sooner. (The Misty's are excluded)  
Motion to approve by John Savaiko. Second by Luis Espino.  
Motion passes unanimously.

G. Overflow Parking Committee Report- Sandra Gakneras absent  
Daniel provided a recap. He advised Sandra is pleased the Pool Parking Amendment passed.  
Discussion concerning parking.

H. Community Events Recap-Cathy Balenovic  
Cathy provided a recap of past and upcoming events, and contests.

Motion to purchase American Flags in the amount of \$3,813.53 from Online Stores  
Motion to approve by Terrie Allison. Second by Luis Espino.  
Motion passes unanimously.

A video was played showing kids trying to open car doors parked in driveways at night.

I. Management-Robert Moses  
i. Monument Wall Renovation Update  
Robert provided a recap.

Motion to Approve an additional \$16,186, from Capital Improvements, for the 2023 approved Monument Walls  
Motion to approve John Savaiko. Second by Terrie Allison.  
Terrie Allison called roll call and Motion passed unanimously.

ii. Parking Amendment Update  
The Amendment for Pool Parking Rules was passed by the voting Members on March 15, 2023 with a 89.04% quorum of voting members.  
81.19% were in favor, 7.85% were opposed.  
The amended language will be distributed once recorded.  
With this amendment in place. SilverLakes may now vote to pass the poll parking rules as proposed by the Overflow Parking Committee.

iii. Bike Path Repair Update

Robert Moses provided a recap. Proposals are forthcoming for the next Board Meeting.

Laura asked Robert to look into the covers on the pool and the loose swings.

Attorney's Report

John Stevens advised there are two pending lawsuits.

Insurance Increases in Liability Policies should be expected.

Old Business

a. Sealing of New Monument Walls

Robert will obtain more info.

New Business-Robert Moses

a. Auditor Representation for 2022 Audit and Tax Preparation

Three different Firms' Proposals were reviewed.

Motion to Approve Leonardo & Company in the amount of \$8,000, for 2022 Audit and Tax Return

Motion to approve Terrie Allison. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

b. Towing Agreement

Alpine Towing Contract reviewed.

Laura advised the Master Board can tow in sub associations for repeat offenders if subs do not handle.

Motion to Approve Alpine Towing once John Stevens finalizes legal paperwork.

Motion to approve Luis Espino. Second by Terrie Allison.

Terrie Allison called roll call and Motion passed unanimously.

Open Forum

Concerns about rentals

Blue Stream Fiber restorations and issues

House paint issue

PPM and signage on cars for inspectors

Meeting adjourned at 9:58pm

Respectfully submitted,

\_\_\_\_\_  
Cathy Balenovic  
Director Community Affairs

\_\_\_\_\_  
Terrie Allison  
Secretary