

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

May 15, 2023 6:30PM

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      *absent*

## Board of Directors Meeting - Call to Order

**Meeting call to order by President, Laura Santiago at 6:32pm**

Terrie Allison conducted Roll Call. All present.

## Guests

- a. Marcelin Denis, Senior Utility Administrator-City of Miramar Utilities Department
  - i. City of Miramar Reclaimed Water Project

Mr. Denis provided a recap.

- b. Commissioner Angelo Castillo-City of Pembroke Pines
  - i. Update on proposed land purchase-196<sup>th</sup> Ave.

Commissioner Castillo provided a recap on 208<sup>th</sup> and 196<sup>th</sup> land use plans.

Commissioner Iris Siple advised she attends the meetings and takes notes to assist. She emphasized water safety to the community. She also discussed the possibility of a county wide recycling program.

## Consent Agenda

- a. Approval of Previous Minutes-March 27, 2023
- b. City of Miramar Right of Entry Agreement
- c. Ratify PPM Approved Repairs in the amount of \$3,630.65

## Motion to Approve Consent Agenda

Motion to approve Terri Allison. Second by Luis Espino.

Terrie Allison called roll call and Motion passed unanimously.

### President's Report

Laura provided a Blue Stream update.

She also provided an update on contracts that are expiring in December of this year.

Bids are coming in from vendors. John Stevens is reviewing contracts.

Prices are going to increase as current contracts have been in place for the past five years.

Guideline Committee was formed to review Community Guidelines. A President's Meeting will be held to review Phase 1 of Guidelines.

### Open Discussion

Residents brought up violation issues.

Deed Restrictions will be located and posted online.

The BOD reminded residents that they are volunteers and live in SilverLakes and are working on improvements.

Robert Moses explained the violation matrix and how inspections are done.

Guidelines regarding swale trees were discussed and arborist recommendations.

Blue Stream Fiber issued were discussed.

Blue Stream can be contacted at (844) 644-3030 and/or silverlakes@bluestreamfiber.com

### Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$2,929,264.88 in the SL Operating account.

The total in the Edward Jones CD account is \$248,192.94. There is a total of \$ 1,391,617.69 in the five Popular Community Bank Money Market accounts and a balance of \$2,614,775.31 in the SilverLakes Escrow Account for Comcast.

New CD account will be looked into as rates are increasing.

CDARS/ICI-making sure all accounts are FDIC insurable.

\*\*2022 Cable/Internet subsidy amount to be transferred from TRUIST escrow account ending in #45239 will be \$176,620.43 (Door fees from cable contract)

### Motion to transfer subsidy from escrow account to operating account.

Motion to approve Laura Santiago. Second by Terrie Allison.

Terrie Allison called roll call and Motion passed unanimously.

### Directors Report

Jasper-NIL

Carl-NI

Terrie-NIL

Luis- NIL

John-NIL

BOD thanked Committee members for their hard work.

## Committee Reports

- A. Presidents Meeting-John Savaiko  
Next meeting is June 21<sup>st</sup>.  
John suggests a new committee next year for Capital Improvement items.
- B. Fining Committee Report-Robert Moses provided a recap for March and April  
1434 residents cited; 41 granted extensions, 362 complied, 1031 fined and 16 sent to the attorney.
- C. Security Committee Report- Robert Moses provided a recap for Ivan Rodriguez  
March had 67 issues; April had 58 issues.
- D. Landscape Committee-Leena Gonzalez provided a recap.

## Motion to approve Proposals #10352 and #10358 in the amount of \$3,050.00

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

Motion passes unanimously.

- E. Lake & Boat Committee Report- Robert Moses provided a recap concerning Clear Waters
- F. Modification Committee Report-Robert Moses provided a recap for De' Barbadaes  
March 1-April 30<sup>th</sup>: 823 Modification Requests; 573 were approved. 250 were denied.  
Painting is the biggest request.
- G. Overflow Parking Committee Report- Sandra Gakneras provided a recap concerning  
Pool Parking.
- H. Community Events Recap-Robert Moses provided a recap for Cathy Balenovic
- I. Management-Robert Moses provided a recap for Monument Wall Renovation Update.  
This project is currently on hold.

## Attorney's Report

John Stevens advised he reached out to Blue Stream during the meeting about the residents who had damaged pavers by Blue Stream Fiber and it is a tripping hazard. Blue Stream will repair the issue.

Laura reiterated Blue Stream Fiber should be contacted for any issue needing repair.

## Old Business

NIL

New Business-

Laura Santiago reviewed the Pool Parking Rules  
Signs will be installed.

Motion to approve Pool Parking Rules

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

Open Forum

- BOD thanked for their time and dedication for serving.
- Blue Stream Fiber issues
- Parking issues
- Monument Wall questions
- Rental Program question
- Communication
- Sidewalk issues
- Artificial turf

Meeting adjourned at 11:22pm

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Terrie Allison  
Secretary