

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 17, 2021 7:00PM

Virtual Meeting via Zoom

In Attendance:

Robert Garcia	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Terrie Allison	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 7:07pm

Robert welcomed everyone to the meeting.

Terrie Allison conducted Roll Call. All present.

Guests: Comcast; Rafael Visbal, Regional VP, Xfinity Communities, was unable to attend.

Eric presented an Operational Review in his absence.

Network Capacity, splitting nodes, continued improvement of network capacity, speed upgrades, Discovery Plus now available on X1, as well as Disney+ and ESPN+ were discussed.

The current contract is until 2023.

President's Report

Robert Garcia advised the common areas re-opened on May 8th. He thanked all the residents who patiently awaited the time when it was safe to re-open. The BOD has made improvements for residents; the new SilverLakes website, the payment portal has been updated, a video tutorial has also been created, the SilverLakes Snack Shack has been added at the Community Pool on certain week-ends and is being manned by nonprofit organizations, all the proceeds go to the nonprofits, and lastly, the celebration of SilverLakes' 30 Anniversary; banners, contests and more celebrations-emphasizing the environmental roots of SL.

Consent Agenda

a. Approval of Previous Meeting Minutes- March 22, 2021

Motion to Approve the Previous Meeting Minutes of March 22, 2021

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

Terrie conducted roll call and motion passed unanimously.

b. Ratify PPM Approved Repairs

Motion to Approve PPM Approved repairs in the amount of \$3,956.97.

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

Terrie conducted roll call and motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is \$4,998,074.93 in the Operating Account. The CD at Edward Jones totals \$247,035.07 and 5 Money Market accounts at Popular Community Bank total \$1,370,425.27. There is \$1,393,928.65 in the SilverLakes Escrow Account. The CD from Synchrony Bank was closed and \$253,199.13 was deposited into the Operating Account on 2/1/2021.

Directors Report

Daron Fitch -

Brought up the issue of sheds. Sheds are not currently permitted, but due to the parking restrictions, Daron feels sheds should be considered; with guidelines on location, lot size consideration, material, etc. Daron would like to work with the Modification Committee to see if guidelines could be drafted that he could present to the BOD with for further consideration. Daron asked fellow BOD members if they would vote for him to move forward with that idea.

Robert Garcia asked Terrie to poll the BOD.

Robert Garcia, Terrie Allison, Ray Whittier, Vicki Minnaugh, Laura Santiago voted against sheds.

Rick Collum recused himself from the poll.

Based on poll, Daron will not move forward with working with the Modification Committee regarding the sheds.

Daron also brought up the situation with the geese problem in Pelican Cay and the issues they are causing. Tony Perez expressed how extreme the situation is with the geese defecation, staining sidewalks, driveways, eating flowers. They are extremely aggressive.

Daron received a proposal to remove the geese. As they are imprinted in our community, they need to be removed. Trappers clip their wings and relocate them to a farm. The cost is \$6,500 to remove 60 geese.

Robert Garcia advised the geese are a wildlife issue for SilverLakes and therefore the cost should be covered by the Master Association.

Motion to Approve the removal of Geese in Pelican Cay

Motion to approve by Daron Fitch. Second by Terrie Allison.

Terrie conducted roll call and motion passed unanimously.

Vicki suggests if any geese return, they be removed immediately. Robert Garcia asked PPM to be on top of the issue. No residents should be feeding geese. Its an added expense to the community as well as a health hazard.

Vicki-NIL

Ray-NIL

Laura-NIL

Rick-NIL

Terrie-Thanked all the color committee members. She advised there is a professional designer on the committee who happens to live in SilverLakes.

Committee Reports

A. Presidents Meeting

John Savaiko provided a recap of the last President's Meeting; sheds, geese, roof colors and circular driveways were supported by the Presidents. There were other Modification Guideline changes. There was a request for dates to be changed for deadlines for residents to repaint with new colors. The Comcast contract renewal was also discussed. John would like to be a part of the Comcast renegotiation contract.

B. Fining Committee Report

Harvey Harris provided a recap for March and April.

820 homeowners cited for both months. No one showed up for fining meetings. No fines were waived. 37 extensions were granted. 452 homeowners fined. 8 homeowners were sent to the attorney. No foreclosures.

C. Security Committee Report

Robert Scopa absent

Robert Moses shared there were 13 incidents in Miramar and 9 incidents in Pembroke Pines

Daron discussed the excessive speed on 178th and referenced a fatal speeding accident on 178th where the driver was speeding and was killed.

Corey Bogus advised many City of Miramar Police Officers are taking a buyout and they are short of officers.

He will request a speed trailer be put up on 178th Ave.

Daron said the posted speed limit is 35 miles.

Corey Bogus shared the news regarding the shooting in Pelican Cove. It is an ongoing investigation. If residents have any information, they should contact the police department.

He advised there was also a car theft in SilverLakes.

He discussed recent Miramar community events with the Mayor; ie., a bike ride to meet the community with the Mayor and Officers and advised of other events that can be found on the City of Miramar website.

D. Landscape Committee

Leena provided a recap. Their last meeting was in April. She advised that rain is needed.

Motion to accept Proposals #9938 and #9939 in the amount of #32,240.

Motion to approve by Daron Fitch. Second by Terrie Allison.

Motion passes unanimously.

E. Lake & Boat Report

De' Barbadaes absent.

Robert Garcia shared with Commissioner Siple that Pembroke Pines Police Officers are not attending the BOD Meeting and could she assist. Commissioner Siple advised that moving forward a Pembroke Pines Police Officer will be present.

F. Modification Committee

Tanya provided a recap of the Presidents Meeting and guideline changes concerning Circular driveways and roofs.

Commissioner Siple reiterated the importance of homeowners receiving approval before moving forward with work. The parking situation has resulted in more requests coming in for circular driveways. Ray recommended the South Florida Water Management permit also be added to the application. Robert Moses advised it will be.

Motion to accept Guideline changes regarding Circular Driveways.

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

Motion passes unanimously.

Motion to accept Guideline changes regarding Roofs.

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

Motion passes unanimously.

Motion to accept Guideline changes concerning setbacks regarding zero lot lines.

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

Motion passes unanimously.

Motion to accept Guideline changes regarding House Painting.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passes, Laura Santiago voted No

Motion to accept Guideline changes concerning Aluminum Fences.

Motion to approve by Vicki Minnaugh. Second by Terrie Allison

Motion passes unanimously.

Terrie Allison requests the SilverLakes Attorney go through the Guidelines to make sure we are in compliance and re-record the entirety of SilverLakes Guidelines. Robert Garcia asked John Stevens to provide a proposal to Robert Moses.

Tanya advised 357 Modification Requests came in between from March 1 through April 30th.

Robert Garcia advised residents that this is a huge number of requests coming into the community and asked residents to be patient. The Committee is working hard to review all the applications. Robert thanked the Committee for their hard work.

G. Overflow Parking Committee

Sandra Gakneras was absent.

H. Community Events Recap

Cathy Balenovic provided a recap of SilverLakes' 30th Anniversary Celebration, Past Events and Contests, Current Events and Contests, and distribution of American Flags. She also encouraged residents to find information on the SilverLakes Website, Channel 97, and SL Social Media.

I. Management-Robert Moses provided a recap on the

i. Paving Project Update

4th Phase - COMPLETE

Phase 5 - Final and Current Phase:

TREE REMOVAL/REPLACEMENTS

The Isles - In progress (currently on hold pending an environmental review)

Tiffany Cove - May 19th

The Enclave - June 19th

Sapphire Shores - TBD

ROOT BARRIER/MILLING/PAVING

The Isles - Root Barrier Complete - M&P - TBA

The Enclave - Root Barrier Complete - M&P - TBA

Tiffany Cove - Root Barrier Complete - M&P - TBA

Marina Isle - Root Barrier 5/17/21

Pelican Sound - Root Barrier 5/31/21

Marina Sound - TBA

Pelican Isle - TBA

Sapphire Shores-TBA

ii. Street Parking Report; Jan-Apr 2021, 97 violations per week. Street parking violations are remaining consistent, with the exception of March 2021, there has been a decrease in parking citations overall.

Robert Garcia thanked FPI for a great job and compliance from residents has been outstanding.

iii. Proposed Roof Stains-More color choices have been added.

Motion to accept new Roof Colors.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch

Motion passes unanimously.

iv. Swale Tree Maintenance Update

June 2021 Coconut Key/Brittany Bay/Las Brisas/Malibu Pointe/Sunset Isles/Treasure Sound

July 2021 Misty Bay/Treasure Cay/Brittany/The Isles/The Enclave

August 2021 Treasure Shores/Bermuda Village/Tiffany Cove/Crystal Shores/Emerald Springs/ Sunset Pointe

September 2021 Misty Harbor/Coconut Sound/Crystal Bay, Emerald Sound, Coconut Cove, Coconut Reef

October 2021 Coconut Bay/Crystal Sound/Pelican Cay/Coconut Shores/Sapphire Sound

November 2021 Sapphire Bay/Grande Cay/Sapphire Park/Sapphire Pointe/Pelican Cove/Marina Pointe

December 2021 Sapphire Shores/Marina Isle/Pelican Sound/Marina Sound/Pelican Isle

*Hazard tree replacements are being prepared for permitting by Earth Advisors. Removal dates will be provided to each community and resident upon permit acceptance with each respective City.

v. Swale Tree Interactive Map Update

Earth Advisors has updated the Year 1 maintenance information into the interactive Tree Plotter map. Board access to the interactive map is still in progress. PPM will update the sub-association boards as this becomes available.

Attorney's Report-

John Stevens advised there is a foreclosure moratorium that will expire at the end of June. However, this may be extended to Jan 2022.

John also advised that aggressive legal action has commenced against the home involved with the Pelican Cove situation.

Old Business

NIL

New Business

Bulk Services

i. Cable Consultant Proposal

Robert Moses advised there is an updated proposal for the Association to consider hiring the previous Consultant to re-negotiate the Comcast contract when it is up for renewal. Fiber Optic buildout is being proposed for the Community.

Robert Garcia advised they had asked the consultant for a schedule for build out and explained the process and the savings for the Community.

Motion to move forward with consultant.

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

Motion passes unanimously.

Robert Garcia advised that Comcast will be forwarded questions that were raised on the chat during the meeting for response.

Open Forum

NIL

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

Motion to adjourn at 9:07pm

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

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary