

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 18, 2020 7:00PM

Virtual Meeting via Zoom

In Attendance:

| | |
|----------------|----------------|
| Robert Garcia | President |
| Daron Fitch | Vice President |
| 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 7:10pm

Robert Garcia welcomed everyone and thanked everyone for attending the Virtual Master BOD meeting of May 2020. Colleen Cheney conducted roll call. All present.

Consent Agenda

- Approval of Previous Meeting Minutes-Apr 6, 2020.
- Landscape Improvement Proposals, Estimates #9703, #9719, totaling \$26,200.00
- Ratify PPM Approved Repairs in the amount of \$3,984.54

Motion to Approve the Consent Agenda

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

President's Report

Robert Garcia thanked the BOD and Presidents for reaching out to residents to participate in SL committees. It is important to have participants represented across all sub associations. So far there is 60% representation and that is great for the first effort.

Treasurer's Report

Vicki Minnaugh provided a recap. There is 6,073,244.58 in the SL Operating account. The total in CD accounts is \$495,816.83. Vicki would like to search for the best rate for the current Edward Jones/WF Bank CD of \$247,000.00 that matures on June 18th. The Money Market totals are \$1,364,420.65. The total for the SilverLakes Escrow account for Comcast is \$1,500,433.53.

Motion to Approve Vicki Minnaugh exploring rates for the CD expiring on June 18th

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

Colleen conducted roll call and motion passes unanimously.

Robert Garcia asked Vicki about the 2nd quarter assessment standing and if there has been any impact due to COVID 19. Robert Moses advised there has been a 10% decrease in deposits comparing data from 2019 to 2020. He said with 5,186 homes, this was not far from normal collections, so therefore not too concerning. Vicki advised the balance in the operating differential with the reserves is \$7,496 and deposits based on April 2019 and April of 2020 is a difference of \$162,140.25. She recommended keeping an eye on this issue.

Directors Report

Daron-Provided a recap of recent Presidents' concerns regarding fencing. He recommends having a special meeting regarding fencing for homes with zero lot lines; possibly the date of May 28th. The Modification Committee will meet with concerned sub associations affected by this issue and present recommendations to the Board.

Colleen-Nil

Vicki-Nil

Rick-Nil

Ray-Nil

Laura-Nil

Committee Reports

a. Fining-Harvey Harris provided a recap. He asked Robert Garcia how new committee members will be brought up to speed. Robert explained there will be a kick off meeting to make sure everyone can access zoom and some committees, such as fining and modifications, that are driven by legal statutes, have an instructional session on what they can and cannot do in the capacity of committee members. Robert Moses will send out information about kick off meeting.

Colleen Cheney asked if the Parking Violations can be added to the Fining Report. Robert Moses said he would look into that.

b. Parking-John Savaiko provided a recap. He advised violations are improving. He also advised FPI has provided positive feedback about residents being accommodating when asked to move vehicles. 102 violations for the last period is very low with an estimate of over 11,000 resident cars. FPI is doing a phenomenal job. The 3rd FPI guard is working primarily evening hours, 5 days a week. For Memorial Day week-end, there will be 3 guards on 24 hour periods and over summer break , there will also be 3 guards on 24 hour periods. Robert Garcia advised it is evident the parking enforcement is working.

John also provided a recap from the recent Presidents meeting. There was discussion concerning the pool access system and swale maintenance. He mentioned there are issues with sub associations with guest parking. Guest spaces are being used for overflow personal parking. The Presidents would like

the Master Board to consider becoming involved in that issue. There was also an update on the parking enforcement and John Stevens provided a legal update as to some pending legislative issues. Finally, a reminder was made to the Presidents to look for volunteers for SL Committees.

c. Community Events-Cathy Balenovic thanked John Savaiko for driving the Bunny Mobile for the Virtual Easter Event on April 11th from 9:45am to 2:30pm. She provided a recap of the events budget and a recap of contests, activities and events to keep residents engaged during quarantine. SL Social Media presence has increased and Channel 97 has been upgraded.

Cathy advised the Scouts will have the American Flags out this week-end for Memorial Day and they will pick up any unwanted/ discard flags after the 4th of July. Seven Flag Bid Company Proposals were presented.

Motion to Approve Online Flag Stores for 5, 200 flags for a Total of \$2,129.70.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Colleen conducted roll call and motion passes unanimously

BOD expressed gratitude for her involvement with the community.

d. Management-Robert Moses

i. Paving Update

For the current phase, the exact date for completion is TBA. The bidding on the 5th, and final phase, is in process right now. The arborist is inventorying all the trees and making recommendations and that will be part of the bid process.

ii. Bike Path Repairs

The focus was on the bike path on 178th where there were 20 sections where trees were removed and areas were repaved. Now the next phase, secondary locations, will be addressed.

Motion to Approve Repairs with Overlay with Weekly Asphalt at a cost of \$118,200.00

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Colleen conducted roll call and motion passes unanimously

Attorney's Report

John Stevens provided a recap on his concerns regarding the re-opening of SL common areas. The State of Emergency is still in place in Florida. Although we are moving to Phase 1 in the county, there are many restrictions, ie. 50% operating capacity only, bathroom, handles, rails and chairs needing to be cleaned frequently, 6ft of social distancing, etc.

There would need to be security and cleaning staff at all the pool, parks and playgrounds otherwise the Association is subject to liability.

Tort liability is being discussed, but currently the HOA is not insured against pandemic liability and he recommends not reopening common areas as this time.

e. Lake & Boating Committee

De' Barbadaes advised there was an incident whereby an FPI officer erroneously informed an SL resident he could not use his electric boat on the lake. De' recommends FPI not be involved with policing SL lakes.

Old Business

A. Pool Control Access System

Robert Moses proved an in depth recap of the AT & I cloud based software for secure entry to the community pools, via smart devices. Fob's can be provided to any resident without a cellular device that uses the pool. The 6' ft fence was already approved at the April 6th BOD meeting.

Motion to Approve AT & I in the amount of \$11,342.55, provided AT & I can ensure personal data, such as residents names and addresses, is not shared/sold to third parties.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Colleen conducted roll call and motion passes unanimously

Corey Bogus from the Miramar Police Department provided a recap. There was one vehicle burglary in Miramar. He wasn't able to discuss in detail, but he did mention the possibility of furloughs for Miramar city workers. There will be a gathering Wednesday night, May 20th, from 5pm-7pm before the vote goes before the Virtual Public Commission meeting.

B. Swale Tree Maintenance Plan

Robert presented the STMP Proposal.

There was a lot of discussion.

The motion for approval was rescinded and this agenda item was tabled for a special meeting on the subject.

C. Common Area Courtesy Outlets

Robert Moses provided a recap on courtesy outlets being installed at the boaters parks and community pool so cameras can be installed.

Motion to Approve Courtesy Outlets at a cost of \$28, 644.52

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

Colleen conducted roll call and motion passes. No vote annotated for Laura Santiago.

New Business

a. Miramar Right of Entry Agreement-Hurricane Prep

i. Approval to allow Board President to execute Pembroke Pines Agreements as they become ready.

Motion to approve Right of Entries; a. and i.

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

Colleen conducted roll call and motion passes unanimously.

Landscaping Committee

Leena Gonzalez provided a recap. Annuals were out in time for Mother's Day. She advised banana and mango trees are being planted in certain berms creating an issue. She will provide PPM with the

addresses. She also asked residents to report any solar light issues in Phase 3. The next virtual landscaping meeting will be held on June 11th.

Open Forum

Janet asked about joining a committee.

Discussion about the swale tree responsibility.

Discussion concerning differences in modification committee decisions

Harvey wished the pool project was tabled.

Steve had a question about the overlay and a comment about swales.

Another resident had a question about the pool access for out-of-town, visiting guests.

Robert Garcia thanked everyone for attending. There was great attendance by residents, over 40 people. He thanked the BOD again for reaching out for committee volunteers.

Robert Garcia motioned to adjourn at 10:29pm

Motion to approve by Daron Fitch. Second by Laura Santiago.

Motion passes unanimously

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary