

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 19, 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 *absent*

Also In Attendance:

Robert Moses Pines Property Management
John Stevens Counsel for the Association
Cathy Balenovic Community Affairs Director *via zoom*

Board of Directors Meeting - Call to Order

Meeting call to order by President, John Savaiko at 7:00pm

Ailyn conducted Roll Call. All present.

Guests: Michael Hernandez, Vice Mayor-Pembroke Pines-District 4- Absent

Consent Agenda

- a. Approval of Previous Minutes-March 24, 2025
- b. Ratify Land Use Attorney Retainer
- c. Ratify PPM Approved Repairs in the amount of \$6,005.72

Motion to Approve Consent Agenda

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

Motion passes unanimously

President's Report

John Savaiko spoke of the Traffic Letter sent to The Cities of Miramar and Pembroke Pines. Miramar has not responded. Pembroke Pines responded. They had solutions wrapped in the Bond that did not pass at least election.

John encouraged residents to reach out to elected officials concerning this issue.

John also thanked the Police force during this week, National Police Week.

Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$4,039,798.63 in the SL Operating account. The total in the Edward Jones CD account is \$251,965.40. There is a total of \$2, 117,725.68 in the five Popular Community Bank Money Market accounts and a balance of \$2,238,544.69 in the SilverLakes Escrow Account for Blue Stream.

Robert Moses provided a budget recap.

Motion to Move the Edward Jones Account to a Liquid Raymond James Account for an interest rate of 4.15%.

Approved by Laura Santiago. Second by Carl Hellmuth.

Motion passes unanimously.

Motion to Accept Carl Hellmuth and John Savaiko as Corp Resolution for Execution of Signers for Raymond Jones account.

Approved by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

Director's Reports

NIL

Committee Reports

Presidents Meeting-Rick Rundel-Absent

b. Fining Committee Report

Robert provided a recap.

Cited: March 169 April 401 Total 570

Fined: March 169 April 395 Total 564

John Savaiko was surprised that homeowners do not show up for Fining Hearings. He reiterated homeowners should attend.

c. Budget Advisory Committee-Janet Puentes-Absent

Recap provided concerning role-to provide the BOD with tools to make good financial decisions. Their next meeting is June 5th.

John thanked advised residents that this is a new committee and thanked them for their hard work.

Discussion concerning turnaround time concerning PPM's response with financial documents.

Michael Hernandez provided a recap for Pembroke Pines. He posts often on Next Door. He is aware of the Speeding issue in our area. The county has to be involved with certain roads, such as Pines Blvd. Spoke about vacancies at Police Dept, unaffordable Lennar homes, school enrollment numbers, etc.

He encouraged residents to reach out to him or Maria Rodriguez with any concerns.
There will be two upcoming meetings in September.

Discussion concerning Street parking in Pembroke Pines.
Discussion as well concerning overflow/guest parking.

Committee should have a recommendation by next BOD meeting in July.

- d. Security Committee Report- Tony Perez provided a recap.
There is an uptick of cars parking on the street without tags.
The recommendation of the Committee is an immediate tow.

Discussion as well concerning overflow/guest parking.

Committee should have a recommendation by next BOD meeting in July.

Kids jumped gate of Community Pool and jumped into pool from shade tarps.
John Savaiko would like to Police issue trespass warnings.
John Stevens advised if parents are SL Residents, they can be fined.
Robert Moses said pictures can be posted to residents to identify individuals.
BOD recommended those actions be taken.

John thanked FPI for their work. Guards should not be harassed or threatened.

John also thanked the Committee for their hard work.

Vehicles with VIN concealed or tag removed should be towed. This will be on the agenda of the July BOD meeting.

- e. Landscape Committee-Robert Moses provided a recap.

Motion to Approve Landscaping in the amount of \$ 71, 304.50.

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

Motion passes unanimously.

- f. Modification Committee-Robert Moses provided a recap.
Jan 1, 2025-April 30, 2025
456 Modifications Approved. 342 Conditionally Approved. 34 denied. 832 Total.

Officer Bogus from Miramar provided a recap.

- g. Guidelines Committee-Jessica Silverio
No report available.

- h. Color Committee-Robert Moses
Colors for signage has been recommended.
Waiting on colors for playground covers.
- i. Capital Investment Committee-John Savaiko
Signage proposal, community pool renovations and more proposals are coming.
- j. Management Review Committee- John Savaiko
Evaluation sent to Presidents.
- k. Community Events Recap-Cathy provided a recap of past and upcoming events and contests.
- l. Management-Robert Moses
Robert provided a recap concerning Resident Portal, Reclaimed Water, Bike Path Repairs, Crosswalk at SW 4th St and 178th Ave, Leaning Monument Walls, Monument Wall Letter Painting, Common Area Pressure Cleaning, Storm Drainage Recertification, Food Truck Pavers and Water Source installed at Community Park, Iguana Control- 33 have been removed, Hydrant Project Painting, Playground renovations, online modification form is standardized, working with Enumerate to push for improvements.

Attorney's Report

NIL

More discussion concerning parking.

Old Business

NIL

New Business-Robert Moses

- Storm Drain Recertification Proposals
Every 5 years, drains need to be recertified with South FL Drainage District.
First step is to start the process. Very big process.

Motion to Accept A & A Drainage for cleaning and Re-Certification

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

Motion passes unanimously.

- Proposed Guideline Changes
Palm Trees are no longer allowed in swale by the City of Pembroke Pines.
Roof Verbiage also changed. Soffit Lighting change to allow second floor as well.

Motion to approve Proposed Guideline Changes for the roof

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

Motion to approve Soffit Lighting

Motion to approve by Jaspar. Second by Ailyn De Jesus.

Motion passes. One Vote no-Laura Santiago.

- Community Modification Requests
 - Sunset Pointe Entrance Painting (Columns, Towers and Guardhouse)
Motion to Approve Sunset Pointe Painting
 Motion to approve by Laura Santiago. Second by Jasper Briggs.
 Motion passes unanimously.
 - Sapphire Pointe Cabana Painting and Artificial Turf for Playground
Motion to Approve Cabana Painting and Artificial Turf for Playground
 Motion to approve Ailyn De Jesus. Second by Laura Santiago.
 Motin passes unanimously.

Blue Stream Leadership-Community Q & A

Martin, Head of Account Management and other Blue Stream staff.

Recap was provided by Martin. They have been disappointed by feedback and are happy to answer questions.

Many tech issues by residents. Systems not working. Poor customer support.

The BOD has been providing feedback for weeks.

Blue Stream needs to hear from residents.

Residents shared the many issues they are experiencing and lack of confidence in the product.

John Stevens expressed to Blue Stream that the system does not work.

John Savaiko expressed complaints are falling on deaf ears.

Open Forum

Question concerning HOA fees. John Stevens explained the process.

Ficus landscaping.

Lighting issue on SL Blvd by Sunset Pointe/Emerald Springs

FPL to potentially increase rates in 2026.

John Savaiko requested a status report on Commercial Properties.

Motion to adjourn at 10:23pm

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
 Director Community Affairs

Ailyn De Jesus
 Secretary