

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 24, 2022 7:00PM

Virtual Meeting via Zoom

In Attendance:

Robert Garcia	President	
Daron Fitch	Vice President	<i>absent</i>
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 7:03pm

Robert Garcia welcomed everyone to the May 2022 meeting and called the meeting to order.

Terrie Allison conducted Roll Call.

Treasurer's Report

Vicki Minnaugh provided a recap. As of 4/30/22, there is a balance of \$2,289,343.98 in the SL Operating account. The total in the Edward Jones CD account is \$247,066.22. There is a total of \$1,375,899.98 in the five Popular Community Bank Money Market accounts and a balance of \$2,761,478.69 in the SilverLakes Escrow Account for Comcast. SilverLakes is financially set.

Motion to transfer cable subsidy in the amount of \$146,966.19 from TRUIST escrow account.

Motion to approve by Vicki Minnaugh. Second by Laura Santiago.

Motion passes unanimously

Guest-Blue Stream Fiber-Project Update -Daniel Aparicio, Project Manager

Daniel provided a recap of where work is currently taking place and what communities are next. He also reviewed communication to residents; door hangers, sandwich signs, yard signs with QR codes which links to Blue Stream Fiber contact information, and a flyer with pertinent information.

He touched on how Blue Stream fiber is handling issues that arise and reviewed a dashboard. Blue Stream Fiber is committed to quick response and problem solving. They keep a detailed log and collaborate with SilverLakes and Pines Property Management.

Some stats:

Overall time to repair: 1.83 days

Connectivity Issues: .62 days to fix

Irrigation: 2.49 days to fix

Sewer: 2.14 days to fix

City Water: .5 days to fix

Robert Garcia invited Master Board to present any questions to Daniel. There were no questions.

One question via chat: What will the Blue Steam Fiber contract pricing be when it starts in 2024. Robert Garcia explained it will be the same as now.

Daniel Aparicio said restoration will be done as far as cracked sidewalks, replacing sod, etc. He explained when digging is completed, restorations will take place. He recognized it is a slow process. They are going to make an effort to restore faster.

He advised www.SilverLakes.net has a lot of valuable Blue Stream Fiber information. Laura Santiago shared the link to the page via chat.

Steve McDaniels brought up a Malibu Pointe issue.

Another resident had a question about going from AT&T to Blue Stream once install is completed.

President's Report

Robert Garcia announced at the last meeting, Daron would be stepping down. He has resigned, effective this evening after 17 years of service. Daron recommends Luis Espino from Sapphire Park to replace him on the Master Board as well as representing Voting Group 6.

Robert reiterated how much Daron will be missed. Since there is a vacancy, Robert proposed voting in Luis Espino to replace Daron on the Master Board.

Motion to Appoint Luis Espino to the Master Board

Motion to approve by Terri Allison. Second by Laura Santiago.

Motion passes unanimously.

Robert Garcia welcomed Luis Espino to the Master Board. Luis expressed he is looking forward to serving.

Robert also advised tonight's meeting was originally intended to be a hybrid meeting, but as covid numbers have skyrocketed again in Broward County, the Board opted to revert to a zoom meeting this evening. He acknowledged there is a great deal of attendance via zoom and that is great advantage of the zoom platform. He has requested that PPM handle the technology to offer a hybrid meeting. Robert Moses will address the subject during his management update.

Laura Santiago asked if a vote should be taken for the Vice President position that Daron held.

Motion to Appoint Luis Espino as Vice President of the Master Board

Motion to approve by Laura Santiago. Second by Terrie Allison.

Motion passes unanimously

Consent Agenda

- a. Approval of Previous Meeting Minutes- March 15, 2022
- b. Ratify approval of new pool maintenance vendor
- c. Ratify Misty Bay Perimeter Fence Cost
- d. City of Miramar Right of Entry request
- e. Ratify PPM Approved Repairs in the amount of \$6,471.74

Motion to approve the Consent Agenda

Motion to approve by Ray Whittier. Second by Rick Collum.

Motion passes unanimously.

Directors Report

Terrie- Nil

Rick- Nil

Vicki- Departed Meeting

Ray- Nil

Laura- Nil

Luis- Nil

Robert- Nil

Committee Reports

A. Security Committee Report- Robert Scopa

i. City of Pines and Miramar Community Affairs Officers

Corey Bogus provided a recap.

He reiterated keeping car doors locked when pumping gas.

School is out soon. Call police for any irregularities.

As far as the school shooting in TX today:

Corey advised all schools in Miramar have school SRO's.

Iris Siple advised Pembroke Pines has the same.

B. President's Meeting- John Savaiko

i. Presidents Meeting Update

John advised there was a President's Meeting on May 17th. There was good discussion concerning point of contact and going through dispatch with FPI for prompt response. There was a suggestion that the Security Committee review log and response time. There was also an update about the Swale Tree Project. The report will be updated for Presidents with progress in their communities and discussion concerning fertilization responsibility. There was an update of the reports Presidents should be receiving. There was an update regarding BCPA from counsel regarding the rental program. There was a briefing on the New Resident Seminar. There was also an overflow parking update. He reiterated that the Presidents would like a hybrid meeting.

ii. Street Parking Update

There have been 2, 623 violations between Nov 2021 and April 2022.

He advised SL has transitioned from a placard to a window sticker for violations.

As expected, there was a spike during the holidays, but violations have decreased.

The Committee is still meeting and discussing any anomalies.

John reiterated that all sub association's leadership should participate at Presidents meetings to bring their residents feedback, concerns and ideas forward.

B. Fining Committee -Harvey Harris

Harvey provided a recap from March-April 2022

There was a total of 1460 citations.; 575 were fined.

C. Landscape Committee-Leena Gonzalez

Leena provided a recap.

There is a meeting scheduled in June.

Motion to Approve Estimates #10128, #10129, #10132, #10150, #10163 in the amount of \$19,900.00

Motion to approve by Terrie Allison. Second by Ray Whittier.

Luis abstained from voting as he was just elected and is unfamiliar with this topic.

Motion passes.

D. Lake & Boat Committee Report- De' Barbadaes

De' absent

Robert Moses advised Clear Waters is coordinating with South Broward Drainage regarding treatment for hydrilla in the lakes.

E. Overflow Parking Committee Report- Sandra Gakneras

Sandra provided a recap.

She advised the recommendations by the Committee were not approved.

She therefore presented a simplified process at the last President's meeting to encourage feedback and participation from the 19 sub associations that have overflow parking: this impacts over 3,000 homes. These ideas will be discussed at the next meeting on June 2nd at 7pm, via zoom

G. Modification Committee- Tanya Tarantino

Tanya provided a recap.

There have been 873 Modification Requests between March 12-May 20, 2022. 475 were approved and 398 were denied. Main requests are Roofs, Painting, Windows & Doors.

Robert Garcia thanked Tanya and the Modification Committee for their hard work. He reiterated the Committee is resident volunteers and asked everyone for patience.

H. Community Events Recap-Cathy Balenovic

i. Community Events Recap

Cathy provided a recap of recent and upcoming events, contests and distribution of American Flags for Memorial Day.

ii. Holiday Lighting Update

Will be addressed at next meeting as Magical Displays did not provide renderings.

I. Management-Robert Moses

i. Hybrid Meeting Presentation

Robert discussed the equipment being looked into to facilitate hybrid (in person and virtual) meetings. He will test the equipment and connection speed at West Broward Hall to ensure hybrid meetings are ready when the BOD is ready.

ii. Sub-Association Annual Meeting Schedule

Robert gave a recap on Sub Association's annual meeting schedule.

A schedule for all the sub-association annual meetings has been created for the calendar year.

iii. New Pool Vendor Update

Robert discussed the current issues with the pool vendor, All Florida Pools, regarding staffing issues. The pool had to be closed. Management started a process to find a new vendor; 8 were contacted and requirements were reviewed. Two vendors met the credentials of vetting, ie insurance issues, etc. SilverLakes decided on Guardian Pools as the new vendor. Guardian Pools is a local vendor with a long history of pool building and maintenance services. They were able to make the necessary repairs and maintenance, and the SilverLakes Community Pool was re-opened on May 13th.

iv. New Resident Seminar

Robert reviewed the New Resident Seminar and what was discussed.

- Understanding the purpose of the Community Association
- Learning about the representation of the SilverLakes Community Association Board.
- Understanding basic functions and differences of the SilverLakes Board vs Sub Association Board
- Learning about Committees
- Understanding Management's role
- Learning how residents are represented

The seminar will be held at least twice a year. A recorded version will also be made available.

Terrie asked if the Presidents were consulted about the dates of the Sub Association Meetings. Robert Moses advised dates could be adjusted.

David Constantino of Marina Pointe expressed his frustration about his community pool.

President's discussed vendors for their sub pools.

Attorney's Report- John Stevens

Nil

Old Business

a. Monument Wall Renovation Proposals

Robert Moses provided a recap.

The total projected costs to complete the community wall upgrades with all necessary repairs would be:

Metal Lettering: \$750K

Plastic Lettering: \$500K

Flat Lettering: \$435K

It is cost prohibitive to complete all the community walls at this time.

The recommendation is the project be phased, starting with the 7 of 19 communities that require significant wall repairs. The remainder of the project can be addressed in the budget for the next calendar year.

Robert Garcia recommends the plastic lettering, which also has a lifetime warranty against warping and cracking. It is not covered against wind damage or vandalism.

Motion to move forward with the plastic lettering and logo for \$131K

Discussion.

Laura suggests separating the wall repairs from lettering

Motion to separate wall repair from lettering

Motion to approve by Laura Santiago. Second by Terrie Allison with discussion.

Terrie wanted to know if it will be more costly.

Robert Moses advised the letters have to be taken down to do the repairs.

Laura removes Motion.

Motion to move forward with the plastic lettering and logo for \$131K

Motion to approve by Terrie Allison. Second by Ray Whittier.

Motion passes unanimously

New Business

NIL

Open Forum

Al-asked about benches and columns at the pavilions. Robert Moses will follow up with an update with the benches and shipping delays. Quotes have come in for the repairs.

Steve-The infrastructure at Malibu Pointe is in disrepair.

Warren-had a question about lettering and repairs and a question about repair time. He advised the estimates for speed bumps he received are all over the place. Robert Garcia said estimates in Miramar were 19K for 14 speed bumps, but the Miramar is not allowing speed bumps, only speed tables and that doubles the cost. He can forward the name of the vendor they are using in Phase 4.

Mark-Do any communities have speed bumps or speed tables. Since we are a private community, we do not a city permit. Robert Moses advised several communities have speed bumps, but even as private communities, permission from the cities are required and referenced the Traffic Agreements with the Cities of Pembroke Pines and Miramar.

Marco-He is very concerned about the speed in the community. He thinks speed bumps/tables should be in the middle as well as the exits.

Toma-Standards need to be revised, especially the fences.

Tanja- wanted to know why we are not modernizing the monument walls. Robert Garcia advised this should be brought up with Sub Leadership and brought to the BOD.

Iris-advised there will be forms to sign for picking up hurricane debris. Robert Garcia asked why Miramar can do it before Pembroke Pines. Iris advised forms will be going out.

She mentioned the school shooting in TX. Pembroke Pines has SRO's are at all campus'.

Iris mentioned Cathy Balenovic was recognized recently at City Hall.

Terrie had a question from a resident about landscaping.

Warren-had a swale tree removal question. Robert Moses addressed the removals.

Robert Garcia thanked everyone for attending and wished everyone a good night.

Meeting adjourned at 9:22pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary