

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

July 20, 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 7:03pm

Robert Garcia welcomed everyone. He acknowledged this was the 4th virtual BOD meeting due to the Covid-19 pandemic and hoped everyone was staying safe.

Barry Fink provided a recap

Motion to Approve the 2019 Audit.

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

Colleen conducted roll call and motion passed unanimously

Consent Agenda

a. Approval of Previous Meeting Minutes-May 18, 2020.

b. Ratify PPM Approved Repairs in the amount of \$8,256.87

Motion to Approve the Consent Agenda

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

Colleen conducted roll call and motion passed unanimously.

President's Report

Robert Garcia advised that due to the current Broward County Curfew in place, as well as social distancing guidelines, the SilverLakes pool and parks will remain closed for safety reasons. When the situation improves, the issue will be revisited.

Robert announced the Ad Hock Parking Committee members; Jasper Briggs, Terrie Allison, Richard Martinez, Chair: Sandra Gakneras and Liaison; John Savaiko.

He also advised that there are still vacant committee member slots available in the other committees and encourage residents to join.

Colleen advised that the basketball courts are still being used despite nets having been removed.

Motion to remove Basketball Backboards in the park.

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

Colleen conducted roll call and motion passed unanimously.

Treasurer's Report

Vicki Minnaugh provided a recap. There is 5, 500, 490.55 in the SL Operating account.

The total in CD accounts is \$496,783.16. Vicki will hold off reinvesting CD funds as the current rate is only .01 for CDs. The Money Market totals are \$1,365,732.56. The total for the SilverLakes Escrow account for Comcast is \$1,500, 458.54. Money needs to be transferred from the Cable Escrow account to the Operating account for Comcast.

Motion to move \$106,646.44 from the Cable Escrow account to the Operating account for Comcast.

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

Colleen conducted roll call and motion passed unanimously.

Directors Report

Laura Santiago- Laura advised there had been some buzz online about zoom meetings. She emphasized that the safety of residents is of the utmost importance. She explained the raise hand and/or chat feature can be used during zoom meetings and that residents should not feel disenfranchised by this process.

Robert Garcia also concurred that due to the current pandemic, in-person meetings are not advisable.

Committee Reports

a. Fining-Harvey Harris provided a recap; new grid separates parking violations in a separate column. He reiterated that residents with issues should contact their Property Manager and that the BOD's directive to the Fining Committee is to help the homeowner as much as possible.

b. Security-Robert Scopa provided a recap.

He advised that there is an issue with FPI and codes/clickers for entering SL Community

He also advised that FPI's contract is up for renewal.

Daniel from FPI advised that when systems are updated, the clickers no longer work.

Solutions were discussed.

Corey Bogus from the Miramar Police Department provided a recap.

He advised crime is significantly down due to Covid-19.

He also let residents know that there are 23 extra police patrolling as schools are closed.

Daron advised Corey that there is consistent speeding on 178th Ave. Corey said he would let the department know.

c. Landscape Committee

Leena Gonzalez provided a recap.

Motion to Approve Landscape Improvement Proposals; 9727,42,43,44,45,51,52,53,54,55 in the amount of \$110,334.00.

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

Colleen conducted roll call and motion passed unanimously.

d. Lake & Boating Committee

De' Barbadaes - Nil

e. Modification Committee

Tanya Tarantino provided a recap of current topics; garage door hardware, sidewalk and walkways and fences, specifically in the Sapphire Communities.

Motion to Approve Fences set at an angle for Sapphire Communities with language set forth in the guidelines.

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

Colleen conducted roll call and motion passed unanimously.

f. Parking Committee

John Savaiko provided a recap and expressed there continues to be an improvement with parking violations.

John also provided a recap of the last Presidents meeting on July 14th. He advised that guest/over flow parking, swale trees and rental review process was discussed.

Robert Garcia expressed the necessity of a true assessment of swale trees. He also acknowledged trees in the common areas also need to be addressed.

Motion to approved bids from a Certified Arborist to assess the swale trees.

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

Colleen conducted roll call and motion passed; one no vote-Laura Santiago

g. Community Events-Cathy Balenovic provided a recap of contests, activities and upcoming virtual events and provided a Community affairs budget recap. She advised that to date, \$1,5757.00 in Starbucks gift cards has been delivered, as well as thank you notes, to Memorial Hospital West & Miramar.

She advised that SL Social Media presence has increased and that the SilverLakes facebook page is a good source of videos, contest winner pictures and information, It is a public page. A facebook account is not necessary to view this page. There are issues with Channel 97 broadcasting. Comcast has been advised.

Cathy requested the Holiday Light Bid decision be tabled until the next meeting as there is a delay in receiving the bid from our previous vendor.

BOD expressed gratitude for her involvement with the community.

h. Management-Robert Moses

i. Paving Update

Robert Moses provided a recap.

ii. Virtual Meetings

Robert Moses advised that zoom meetings are an accessible solution and are working for Presidents meeting and committee meetings as well. He advised over 100 residents logged on for tonight's BOD meeting.

Attorney's Report

John Stevens provided a detailed recap on the Proposed Rental Agreement. He advised residents that when they purchase in SilverLakes, they agree to the restrictions in the Declaration of Covenants and that it is legal to amend declarations by the voting members. He reviewed the process and the details of the amended agreement.

Ray asked if the amendment needed to be sent to his community as they do not allow renters. Ray was advised that even though it doesn't apply to his community, the proposed amendment is a SilverLakes amendment and needs to be sent to all residents.

Motion to open topic to discussion

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

Colleen conducted roll call and motion passed unanimously.

Discussion and Resident Questions followed.

Every resident who had a question was able to be heard.

Several residents thanked the BOD for doing a great job overseeing the community.

Motion to table item until the next BOD meeting. In the interim, proposed rental agreement language and a cover letter with request for feedback/comments to be sent out by the end of next week, with a response request within 14 days. Results will be discussed at a workshop.

Motion to approve by Daron Fitch. Second by Colleen Cheney..

Colleen conducted roll call. Motion passed; one no vote- Ray Whittier

Robert Garcia motioned to adjourn at 11:02pm

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

Motion passes unanimously

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary