

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

July 21, 2025 7:00PM

In-Person at West Broward Hall and via Zoom

In Attendance:

John Savaiko	President
Jasper Briggs	Vice President
Ailyn De Jesus	Secretary
Carl Hellmuth	Treasurer

Directors:

Laura Santiago
Tanya Tarantino *via zoom*

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, John Savaiko at 7:01pm

Ailyn conducted Roll Call. All present.

John Savaiko opened the meeting.

He thanked Troop #441 for installing the flags, as well as picking up discarded flags after the holiday.

He advised residents that Blue Steam, FPI and Everglades representatives were present.

He instructed residents to ask questions at the podium during the Open Forum at the end of the meeting.

He reminded residents that the BOD and participants are all fellow neighbors and to be respectful with comment.

He advised there was a near drowning on June 7th at the Silverlakes Community Pool. The young child was saved. It is a stark reminder that all children must be taught how to swim, and adults must always supervise their children. A tragedy can occur in a matter of seconds.

Consent Agenda

Approval of Previous Minutes-May 19, 2025

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

Motion passes unanimously

Ratify PPM Approved Repairs in the amount of \$22,340.95

Motion to approve Carl Hellmuth. Second by Ailyn De Jesus.

Motion passes unanimously.

Treasurer's Report

Carl Hellmuth provided a recap. Robert Moses provided as summary regarding moving funds

Motion to swap John Savaiko to Jasper Briggs as Corp Resolution for Execution of Signers for Raymond Jones account. Carl Hellmuth and Jasper Briggs will provide necessary documentation to the bank.

Approved by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

Director's Reports

Laura Santiago recommended posting Committee Recaps on the website, when there are no Motions are extenuating situations, to reduce length of meeting.

BOD agrees. Robert Moses will facilitate this with Committee Chairs moving forward.

Committee Reports

a. Presidents Meeting- Rick Rundel provided a recap of discussion at last Presidents Meeting.

b. Fining Committee- Robert provided a recap

c. Budget Advisory Committee- Janet Puentes provided a recap

She needs historicals to compare with actuals.

John Savaiko suggests a Budget Workshop mid -August. Robert Moses will coordinate.

d. Security Committee Review- Ivan Rodriguez provided a recap.

Universal Receivers for FPI and 24 Hr. Monitoring were discussed using new AI Software-R.O.S.A

John asked Robert to see with the 7 communities that have their own receivers if they would pay for a universal feature.

e. Landscape Committee- Robert Moses provided a recap

Motion to Approve Proposals # 1145, #1146, #1147, #1163, #1168, and #1170 in the amount of \$130,360.00

Approved by Jasper Briggs. Second by Ailyn De Jesus.

Motion passes unanimously.

f. Modification Committee- Robert Moses provided a recap

303 approved, 146 condition approval, 23 denied for a total of 472

g. Guidelines Committee- NIL

h. Color Committee- Tanya Tarantino

She advised the Committee is waiting on the Color Consultant recommendations for the painted bands

i. Capital Improvement Committee- Robert Moses provided a recap.

Proposals are being put together for new design of Monument Walls.

j. Management Review Committee-NIL

k. Overflow Parking Committee-Jessica Lopez provided a recap

Jessica advised there was a recent meeting and the Committee is waiting for feedback from the subs that were unable to attend.

John Savaiko delegated to subs consensus on an educational campaign concerning overflow/guest parking.

Lengthy discussion concerning parking issues in SilverLakes, paving swales, solutions, etc.

Motion to Approve Publish an Education Campaign

Approved by Laura Santiago. Second by Jasper Briggs.

Motion passes unanimously

Laura will vet vendors.

Tanya suggests looking at number of pool spaces blocked via number of homes.

l. Community Events-Cathy provided a recap

m. Management-Robert Moses provided a recap

4,409 residents are using the portal.

Reclaimed Water-John Stevens will request a waiver.

John Saviko asked Robert to set up a meeting with the Water Management District.

Bike Path repairs- City of PP required a tree analysis.

Crosswalk, Leaning Monument walls, pressure cleaning, gazebo cleaning, food truck pavers, water source at park, plans for gazebo walkway, damaged utilities, storm, drain report, iguana control, fire hydrant project, Pelican Cay Playground reno, Community Pool bathrooms reno, pavilion repairs, violation procedure update.

A young resident asked for large swings at Community Pool.

Robert will look into this.

Attorney's Report

NIL

More discussion concerning parking.

Old Business

NIL

New Business-Robert Moses

a. Street Parking "No Tag: Enforcement Procedure

Motion to TOW vehicles without plates.

Approved by Jasper Briggs. Second by Carl Hellmuth.

Motion passes unanimously.

b. Bike Path Tree Disposition Proposal

183 trees need root reduction

12 trees need to be removed

Motion to Approve EEC/s quote for \$65,175.00

Approved by Jasper Briggs. Second by Carl Hellmuth.

Motion passes.

One No Vote-Laura Santiago

c. Hurricane Plan

BOD will review PPM 2025 Hurricane Guidelines

John Savaiko asked the BOD what the threshold should be for second bids.

The consensus was 10% of budgeted item

d. Neighborhood Modification Requests

Motion to Approve Sunset Pointe Entrance Wall.

Approved by Tanya Tarantino. Second by Jasper Briggs.

Motion passes unanimously

Motion to Approve Coconut Shores Playground Removal

Approved by Tanya Tarantino. Second by Laura Santiago

Motion passes unanimously

Open Forum

Feedback about Blue Stream

Questions about paint colors, topiaries, potted plants, architectural improvements

Motion to adjourn at 11:01pm

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