Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

July 27, 2026 7:00PM

In-Person at Blue Stream Fiber Experience Center and via Zoom

In Attendance:

John Savaiko	President		**Directors:**
Jasper Briggs	Vice President	*via zoom*	Laura Santiago
Ailyn De Jesus	Secretary		Tanya Tarantino via *zoom*
Carl Hellmuth	Treasurer		

Also In Attendance:

Robert Moses	Pines Property Management
John Stevens	Counsel for the Association

Board of Directors Meeting – Call to Order

Meeting call to order by President, John Savaiko at 7:01pm

Ailyn conducted Roll Call.

Consent Agenda

Approval of Previous Minutes-May 18, 2026

Ratify PPM Approved Repairs in the amount of $10, 875.31

Motion to Approve the Consent Agenda

Motion to approve by Tanya Tarantino. Second by Laura Santiago.

Motion passes unanimously

President's Report

John Savaiko thanked everyone for participating. He reminded everyone that BOD and Committee Members are volunteers.

He praised the Modification and Guidelines Committees for their great work.

He reiterated that there would be no street parking discussion as that topic has been covered for several years and is a Fire Marchall issue and out of the hands of the BOD.

He shared there would be an Overflow Parking Committee meeting on August 6th at 7pm.

He shared Robert Moses would provide a recap of some great Capital Improvements.

A survey will be conducted of lightning on our pathways.

Kudos to PPM as Robert spoke to Walmart and they are going to share the expense of repairing the monument wall.

Treasurer's Report

Carl provided a recap.

Director's Report
Laura shared that Steve from Everglades is placing signage regarding pesticide application for pet owners. Steve explained they are spot training weeds.

John advised Blue Stream Fiber has a separate sign in sheet for residents present who had questions. Everglades and FPI are also available.

John advised that Committee Reports will now be posted online.

Community Affairs Recap-Cathy Balenovic
Cathy provided a recap of events and contests.

Officer Bogus provided a recap.
Do not feed cats at Sunset Lakes Fountain. It is creating an issue for the area.
The City of Pembroke Pines and Miramar are enforcing Handicap Parking.
Pelican Cove had cars in driveways, blocking sidewalks for a disabled resident on a scooter.

Management Update-Robert Moses provided a recap of the following:

- July 1st: New portal up and running for residents. There is an electronic opt-in.
- Bike Paths
- There is a Crosswalk at 178th at 4th
- Leaning Monument Walls. Walmart will cover 50% of the cost.
- Common Area Pressure Cleaning
- Storm Drainage Recertification
- Iguana Control.
- Reclaimed Water
- Pelican Cay Playground Reno
- Community Pool Bathroom Reno
- Pool Deck Furniture-delivery early September
- Park Shades-completed shade installations
- Irrigation Pump Replacement
- Overflow Parking Rules-August 6th meeting
- Community Park ADA pathway pending
- Common Area Lightening Project

Attorney Report
Broward County is requiring all HOA's to have Click to Enter-they will proceed with inspections for compliance.

Old Business- NIL

New Business

Landscaping:
Motion to Approve Landscape Proposals in the amount of $68,125.00
Motion to approve by Tanya Tarrantino. Second by Carl Hellmuth.
Motion passes unanimously

Guidelines:

a. Driveways
b. Accent Stones
c. Tree Permitting
d. AC Hedges/Fences
e. Windows

Motion to Approve Guidelines with edit noted.
Motion to approve by Jasper Briggs. Second by Laura Santiago.
Motion passes unanimously

Banking Partner Discussion
Robert explained he was looking for a new bank that would be linked to the new portal.
It would be effective at the beginning of next year.

Motion to Approve Bank United
Motion to approve by Tanya Tarantino. Second by Laura Santiago.
Motion passes unanimously.

Open Forum

Meeting adjourned at 9:15pm

Respectfully submitted,

_____	_____
Cathy Balenovic	Ailyn De Jesus
Director Community Affairs	Secretary