

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

September 12, 2022 7:00PM

Hybrid Meeting, in person and via zoom

In Attendance:

Laura Santiago	President	
Luis Espino	Vice President	
Vicki Minnaugh	Treasurer	<i>absent</i>
Terrie Allison	Secretary	

Directors:

Ray Whittier	
Rick Collum	<i>absent</i>
Jasper Briggs	

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, Laura Santiago at 7:05pm

Terrie Allison conducted Roll Call.

Guest: Iris Siple-City of Pembroke Pines Commissioner provided an update on the 178th/SilverLakes Blvd Speeding Concerns and Gun locks

Pembroke Pines Police Department explained that SilverLakes Blvd is a public road. Inside SilverLakes sub associations are private roads. A speed investigation was done on Northbound and Southbound of SilverLakes Blvd.

A Kustom trailer was deployed to the area of 1700 NW 178 Ave for northbound and southbound traffic. The speed limit in the area is 35 MPH. The following are the results of the survey:

06-10-22 to 06-16-2022, Northbound:

- The total vehicle count was 7,503.
- 3,616 (48%) vehicles were at or under the speed limit. 3,887 (52%) vehicles were over the speed limit.
- The average speed calculated was 35 mph
- The median speed calculated was 36 mph.
- The 85th percentile speed was 40 mph.
- The 10 mph pace was 31-40 mph.

06-23-2022 to 06-29-2022, Southbound:

- The total vehicle count was 11,770.
- 7,853 (67%) vehicles were at or under the speed limit. 3,917 (33%) vehicles were over the speed limit.
- The average speed calculated was 30 mph
- the median speed calculated was 30 mph
- The 85th percentile speed was 37 mph.
- The 10 mph pace was 31-40 mph.

PER FSS, VEHICLES TRAVELING 6 MPH OR LESS ABOVE THE SPEED LIMIT ARE ONLY ENFORCEABLE VIA A WARNING.

Right now, school zones are also top priority.

Crime stats were also reviewed. Over the past 6 months, 10 burglaries in cars; 8 were unlocked vehicles. A firearm was in one of the unlocked vehicles. Lock car doors. Neighbors alerted the police for a suspicious individual and a juvenile was arrested. Residents are the eyes and ears of SilverLakes. Always be aware of your surroundings.

Pines Night out is on October 28th.

Catalytic converter thefts were discussed. LED Lighting is the best deterrent.

Consent Agenda

- a. Approval of Previous Meeting Minutes- July 11, 2022
- b. Landscaping Proposals; #10221 and #10222 in the amount of \$65,200.00
- c. Ratify Crystal Shores Playground Fence Replacement
- d. Ratify Swale Tree Replacement Options- Laura specified the trees
- e. Ratify PPM Approved Repairs in the amount of \$6,782.50

Motion to approve the Consent Agenda

Motion to approve by Luis Espino. Second by Terrie Allison
Motion passes unanimously.

Treasurer's Report- Vicki not present

Committee Reports

a. Community Affairs Recap

Cathy Balenovic provided a recap on the next event and contests.

b. Management

Robert Moses provided a recap

The board of directors authorized the first phase of the monument wall lettering upgrades to take place with the following communities:

BRITTANY BAY LAS BRISAS TREASURE SHORES EMERALD SOUND COCONUT SOUND
COCONUT REEF MISTY HARBOR

Replacement tiles for the monument walls are currently in production. Work will begin on the North end of the community, with tile removals and replacements estimated to take 5 days, and lettering replacement estimated to take 3 days. Temporary signage will be installed at the entrances of each community while the work is taking place. Estimated start date for the project is October 3, 2022, with completion expected by 11/23/22. This timetable is subject to change. Any work that will not be completed prior to a Holiday will be rescheduled accordingly. Each community Board will be advised prior to commencing this work.

New Business

A 2022 Proposed Budget

Robert Moses reviewed line items for the Proposed 2023 Budget.

Insurance Generally Liability is increasing due to shooting in SilverLakes.

Vendors cost have increased due to fuel costs, labor costs, etc.

2022 costs were compared to 2023 projected costs.

Monthly assessment results in a potential \$7 increase per household.

Laura provided her feedback. As far as fuel and labor increases, a contract is a contract and that contracts were locked in for 5 years and there should not be a price increase, especially since the increase is for the same service we are already receiving, not any additional services.

Swale tree maintenance should potentially go back to homeowners.

Pool cleaning to 5 times a week during the summer is a good idea.

Next year a lot of vendor contracts will be up for renewal.

Luis agrees with Laura and suggests vendors can come and discuss with the BOD their financial hardships. Luis also reiterated that some companies received assistance with covid relief monies.

Luis also suggests starting the budget meeting in January.

Terrie agrees with Laura. She also expressed that the BOD represents the residents, and any are on fixed incomes and have suffered hardships.

Laura asked when is the latest to approve the budget. Robert Moses advised the end of October.

Ray recommends accepting budget and moving on with the budget.

John Savaiko read the chat comments out loud.

Laura reiterated contracts are locked in until the end of 2023.

A resident of a sub association advised they have their budget meeting in August so there is more time to discuss issues. He also discussed the tree line item.

John Stevens projects the Bad Debit will be increasing with potential foreclosures, etc.

Jaspar feels the budget looks good.

Rory feels PPM is sending more violations that ever. Vehicles do not have identification. He said it's impossible to contact PPM.

Carlos feels we could scale back on landscaping during winter months to save money.

Motion to table budget for a workshop for more discussion

Motion to approve by Luis Espino. Second by Terrie Allison.

Motion passes unanimously.

Open Forum

Resident, Lynn thanked the BOD for tabling the budget.

Lynn mentioned the pool equipment room door was open and the rear gate wasn't closing.

Marty provided feedback concerning swale trees.

Jose thanked the BOD for their work. He discussed his community's security gate.

Michelle provided feedback concerning PPM. She feels they are not up to par. She said the traffic from Silver Trail is an issue at Coconut Key.

De' is glad there are new voices on the BOD.

Al thanked John Stevens for attending. Al wanted to know when the insurance committee meets. Robert Moses advised the next meeting is in November. Al feels the coverage needs to be scrutinized.

Al talked about FPI and there were over 200 cars in his neighborhood with a bounce house in the street. Al called FPI to try to have cars moved to one side of the street.

Patricia would like Laura to publish her email address. She advised she is doing her roof without insurance and doesn't want her fees going up. She mentioned Broward County will also be raising taxes.

The SilverLakes President's email address is: address is President.SilverLakes@gmail.com

Motion to Adjourn

Motion to approve by Luis Espino. Second by Terrie Allison.

Motion passes unanimously.

Meeting adjourned at 8:57 pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary