

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

## Meeting of the Board of Directors

September 21, 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 to the September Master Board Meeting. He expressed that due to the pandemic, we must continue to hold meetings via zoom. He hopes face-to-face meetings will resume soon.

He advised participating residents that they will be muted during the agenda items, but they can virtually raise their hands and there will be an Open Forum at the conclusion of the agenda for comments.

### Consent Agenda

- Approval of Previous Meeting Minutes- July 20, 2020 & August 5, 2020
- Ratify PPM Approved Repairs in the amount of \$7,260.02

### Motion to Approve the Consent Agenda

Motion to approve by Vicki Minnaugh. Second by Ray Whittier  
Colleen conducted roll call and motion passed unanimously.

### President's Report

Robert Garcia advised that Broward County is moving into Phase 2, however there are still many restrictions which require the SilverLakes HOA pools and parks to remain closed. This situation will continue to be monitored.

He also provided an update on the Comcast Town Hall meeting which was held on September 16, 2020. He advised that as Broward County mandated the 2020-21 academic year start virtually, in addition to many residents working from home, it was essential that SilverLakes make sure Comcast could meet the demand. Robert expressed he wanted to ensure that residents have the equipment

and internet speed promised in the Comcast bulk contract. Therefore, a Town Hall meeting was requested. SilverLakes residents were sent a survey to identify issues. Over 300 responses were received and 12 key questions were formulated for Comcast to respond to during the meeting. Comcast provided information on how they are doing, trouble shooting and the advantages of using their app. They are currently testing nodes in our area for optimal performance.

Daron Fitch asked about the parks opening. John Stevens explained that the State of Florida has not passed tort reform and therefore the HOA is not protected from liability. He recommends all SilverLakes common area remain closed until the State of Emergency in Florida has been lifted.

### Treasurer's Report

Vicki Minnaugh provided a recap. There is 6,384,521.15 in the SL Operating account.

The total in CD accounts is \$497,735.96. The Synchrony Bank CD is maturing soon. Vicki will continue to look for banks with higher interest yields. There is a total of \$1,366,688.30 in the five Money Market accounts and a balance of \$1,393,836.30 in the SilverLakes Escrow Account for Comcast.

Vicki expressed that SilverLakes has good reserves and good accounts and hopes the HOA will be able to continue to collect dues and stay steady.

### Directors Report

Ray Whittier advised West Broward Hall is limiting meetings in the foreseeable future due to liability issues as they cannot guarantee current social distancing guidelines.

Daron- NIL

Rick- NIL

Laura-NIL

Colleen- requested information about sub association elections in a zoom environment.

John Stevens advised it can be achieved. He and Robert Moses are working out the process. They will present the Plan of Action at the October BOD meeting. Colleen questioned whether the SL attorney needs to be present. John advised it is not required, but he recommends someone from his office be present as this is a new process for voting.

### Committee Reports

A. Fining-Harvey Harris provided a recap; There were 228 citation for July and August. 219 complied, 18 were given extensions, 10 were fined. For parking, 22 fines were issued.

B. Security-Robert Scopa provided a recap.

i. He reviewed crime stats.

Very low incidents in the past 3 months.

Corey Bogus from the Miramar Police Department said Miramar (not SilverLakes areas) had a few thefts from vehicles left unlocked.

Corey also advised that the Miramar Parks are open for walking, but the workout bars and playground equipment remain closed as they cannot maintain cleaning protocol. He also mentioned the tennis courts in Miramar, which are managed by a private company, are open.

ii. Robert Scopa advised the FPI Security Contract is up for renewal. The cost is identical, but FPI is reducing the 24 hour shift for the 120 complimentary hours to 12 hours from 7:30pm-7:30am.

Discussion.

Robert Moses explained there will be a 3% increase the following two years. There is an optional 40 hour a week addition to support on street parking monitoring, to make up difference from the complimentary hours. The schedule would be determined by the BOD and Committee.

Laura Santiago asked if other bids were considered.

Robert Scopa advised post orders were just rewritten for FPI and the consensus was to move forward with FPI for contract renewal.

Daron advised the amount is included in the proposed budget and therefore has no further impact on homeowners/fees.

Motion to Accept FPI's contract renewal with the option of the additional hours, in the amount of \$442,928.64

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

Colleen conducted roll call and motion passed. One vote no-Laura Santiago

C. Landscape Committee

Leena Gonzalez provided a recap.

She advised they had a meeting in August and now have five Committee Members.

Flowers and mulch are arriving for Thanksgiving.

She expressed thanks to Mabel and Yara from PPM for their assistance and Steve from Everglades.

Motion to Approve Landscape Improvement Proposal #9794, up to the amount of \$15,010.00

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

Colleen conducted roll call and motion passed unanimously.

D. Lake & Boating Committee-NIL

De' Barbadaes - absent

F. Parking Committee

John Savaiko provided a recap from the President's Meeting held on September 15th and expressed the time management process worked in keeping the meeting to 90 minutes. He reviewed the items discussed at the meeting; SL rental agreement survey results, overflow parking-their next meeting is on Oct 7th, street parking-he reiterated that notes left on cars by residents is a courtesy to FPI so they can advise the homeowner if their vehicle(s) needs to be moved. It is not a permission slip to park.

On-street parking is not permitted in SilverLakes. They also discussed the Comcast Town Hall Meeting, pool area fencing, arborist for swales. He advised the next President's meeting is on Oct 13th. He reiterated that the Presidents Meetings are a great forum for participation.

Robert Garcia recommend changing the Committee name from Presidents to Leadership Committee.

G. Community Events-Cathy Balenovic provided a recap of recent and upcoming virtual events/activities and contests and provided the Community affairs budget recap: balance of \$1,093.07. She advised that to date, \$1,965.00 in Starbucks gift cards has been delivered, as well as thank you notes, to Memorial Hospital West & Miramar. Pembroke Pines City Connect will feature an article about the SilverLakes Cares initiative and is very pleased SL residents will be acknowledged.

As John Stevens recommends keeping parks closed, virtual holiday events for Halloween and Thanksgiving were discussed. There will be a Virtual Art activity Event, Halloween contest giveaways, and a Halloween House Decorating Contest. Laura Santiago suggested a Halloween pet costume contest.

For the holidays, there will be Hanukah and Christmas giveaways, as well as the Holiday Lights and Decorating Contest and a Santa Mobile, with Santa and Elves, that will visit drive through the subs with holiday music, waving and spreading some holiday cheer.

Magical Displays was voted in as vendor at the August 5th BOD meeting.  
Five Monument Wall decorations were presented.

Motion to Approve Option 4, interior petal with blue lights and blue light line in landscaping with white lights, from Magical Displays, in addition to the 28 wrapped palm trees.

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

Colleen conducted roll call and motion passed unanimously

#### E. Modification Committee

Tanya Tarantino provided a recap. She advised there will be proposed modification guidelines for the next Leadership and BOD meetings in October.

Robert Garcia encouraged Tania to attend the Appeals meetings.

#### H. Management-Robert Moses

##### i. Paving Update

Robert Moses provided a recap. He is waiting on final numbers from Weekley Asphalt Paving. Phase 4 & Phase 5 of the project should be completed by December 2021.

#### Attorney's Report

John Stevens advised he will address the Proposed Rental Agreement in Old Business.

## Old Business

### a. Proposed Rental Agreement

John Stevens went through the results of the survey sent to SilverLakes.

Robert Moses advised 984 responses were received.

Amendment #1 60% Yes 40% No

Amendment #2 56% Yes 44% No

Amendment #3 62% Yes 38% No

Amendment #4 67% Yes 33% No

John Stevens explained the next steps of the process, which is the BOD approving to send along to the Voting members.

Several BOD members felt the responses was not sufficient. Also, the comments from the surveys were not made available.

Robert Garcia asked John Stevens to go through each amendment.

Much discussion about process; survey response, workshop, survey comments, background check process, exemptions, vehicles registered to renters, rental cap provisions, potential lender issues with rentals, estoppels, information, grandfather clause, etc.

Ray Whittier asked again if Emerald Springs would be exempt as they have a no renter policy already in place. John Stevens advised if Amendments pass, sub associations can always be more restrictive, not less, so nothing would change for Emerald Springs.

Colleen and Laura reiterated they would like to see comments from residents to gage homeowners opinion on this issue.

Daron Fitch recommends another Leadership meeting to discuss.

Robert Garcia advised it was the at a President's meeting that the Rental Agreement proposal came up. He would like a commitment that if comments are provided for a decision, that all comments will be read.

Rick Collum advised that this issue has been raised at numerous meetings and he doesn't feel the comments will make a difference.

Motion to table until a Workshop can be held whereby BOD can review resident Comments from their respective Groups.

Motion to approve by Daron Fitch. Second by Laura Santiago.

Colleen conducted roll call and motion passed. One vote no-Ray Whittier

Robert Moses needs to look into how complex it will be to extract the comment data. He needs until Thursday, September 24th to respond. After that time, a meeting can then be organized.

## New Business

### a. Proposed 2021 Budget

Robert Moses advised the Association Budget is not proposed to increase.

He reviewed the Proposed Budget line items. He advised insurance will go up 20%, but this will not impact fees.

Discussion concerning allocation of funds for Swale Trees.

Robert Garcia advised trees are damaging SL roads. Road repair is an SL common expense and therefore is the responsibility of the entire community.

### Motion to approve Proposed 2021 Budget

Motion to approve by Vicki Minnaugh. Second by ray Whittier

Colleen conducted roll call and motion passed. One vote no-Laura Santiago (Swale tree allocation)

## Open Forum

Pool access system discussed

More discussion concerning rental amendments

Question as to why Boaters and Basketball parks are closed.

John Stevens reiterated that he understand residents would like common areas to reopen, however the BOD must act in the best interest of the community. There is substantial liability if someone is affected by the virus in one of our common areas. If we are unable to maintain CDC guidelines of cleaning, then we are open to substantial liability and our insurance carrier advised SL is not covered. There is no tort reform in the State of FL, therefore given the circumstances, and the fact that SL is sued on a regular basis for other issues, the prudent choice is to remain closed.

Daron Fitch did express that City Parks are open, however John Stevens elaborated that City Parks have sovereign immunity and are exempted from liability. Only once the State of Emergency is lifted in FL, John said reopening common areas can be recommended.

John Saviako reminded participants that the Rental Agreement idea came from Presidents Meetings and has been discussed on numerous occasions.

Overflow parking discussion.

Robert Garcia closed out the meeting by reiterated that the Proposed Rental Agreement has been tabled despite being discussed at multiple meetings. He shared it cost \$4,000 to send out the survey to residents and despite a 20% response, he is surprised that fellow BOD members do not feel those responses are enough. He does not feel we are serving the community correctly by tabling the issue for yet another meeting.

Colleen Cheney advised that if we spend homeowners money on the survey, then we have a responsibility to view all the comments by residents who participated. If we requested comments, then it is the BOD's responsibility to review the comments.

Robert Garcia motioned to adjourn at 10:44pm

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

Motion passes unanimously

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary