

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

September 29, 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 *absent*

## Also In Attendance:

Robert Moses	Pines Property Management	
John Stevens	Counsel for the Association	
Cathy Balenovic	Community Affairs Director	via zoom

## Board of Directors Meeting - Call to Order

**Meeting call to order by President, John Savaiko at 7:00pm**

Ailyn conducted Roll Call.

Tanya absent.

John Savaiko opened the meeting. This is strictly a Budget meeting this evening.

Any subcommittee issues should be addressed with the subcommittee board.

Street parking rests with the Fire Marshal. Residents can contact the Fire Marshal of their respective cities; Pembroke Pines or Miramar.

Community Guidelines were reviewed. Those guidelines will be presented to the BOD in October.

## Consent Agenda

Laura requested the Landscaping Proposals to be posted so residents can see what they are paying for. John Savaiko advised a lot of catch up was needed by Everglades taking over from Yellowstone.

### Approval of Previous Minutes-July 21, 2025

Motion to approve by Jasper Briggs. Second by Carl Hellmuth.

Motion passes unanimously

### Ratify PPM Approved Repairs in the amount of \$15,171.00.

Motion to approve Jasper Briggs. Second by Laura Santiago.

Motion passes unanimously.

### Motion to Approve Landscaping Proposals in the amount of \$89,750.00

Motion to approve Laura Santiago. Second by Carl Hellmuth.

Motion passes unanimously.

New Business-Robert Moses

a. Monument Wall Renovation Design Bids

RFP's went out to 7 vendors for the monument wall design proposal.  
Vendor will create concepts for renovation for the 175 community walls.  
2 vendors responded.  
Signarama: \$13,401.05  
Florida Sign Group: \$14,350.00-Capital Improvement Committee.

This will be a reserve expense.

Discussion open to residents.

Motion to accept Florida Sign Group.

Motion to approve Jasper Briggs. Second by Ailyn De Jesus.

Motion passes unanimously.

b. 2026 Proposed Budget

John Savaiko advised last year he recommended a Budget Advisory Committee to review the budget and provide transparency. This past year we had additional expenses that were not budgeted for regarding Blue Stream, City Ordinances and HUD fees, and turnover from Landscaping-Yellowstone to Everglades.

The Committee is to make recommendations on our 4M budget. Historically, we have not exceeded our yearly budget.

John thanked the Budget Committee for reviewing everything; Janet Puentes, Francois Perron, Jorge Villegas, and Ronny Delgado.

Concerns were identified, compared actual with budgeted, and a budget was created for 2026.

The Committee is recommending a monthly report. The report was reviewed. Committee needs access to Strong Room. The BOD has to own the process.

2026 Proposed Budget was reviewed, line by line.

The Committee recommends making funding Reserves a Priority, Create a Finance Committee, and Review/ Analysis of the larger categories.

Discussion from residents.

Ronny emphasized that there is no nefarious activity, but more oversight is needed.

John Savaiko thanked the Committee for their hard work. He confirmed the Committee is recommending an increase of \$100 per Q, per homeowner.

He spoke about Hurricane cleanup. John explained the responsibilities of the city and vendors.

Ronny explained that the \$100 proposed increase per Q is not associated with Hurricane clean up. It is to save enough, per the Reserve Study.

Robert Moses advised to take a segmented approach instead of increasing \$100 per Q, as that could be a burden to residents.

Robert proposed \$14.69 per Q, per homeowner. And make incremental increase per year.

Robert went through possibilities for additional savings.

The BOD asked PPM to work with the Budget Advisory Committee to rework the funding to decrease proposed Quarterly assessment increase. Propose 2 options, if possible.

Goal set for October 16<sup>th</sup> at 7:00pm. PPM will try to get West Broward Hall for that evening.

### Open Forum

Discussion

Meeting adjourned at 10:15pm.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Ailyn De Jesus  
Secretary