

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

November 16, 2023 7:00PM

via Zoom

## In Attendance:

Laura Santiago	President
Luis Espino	Vice President
Ailyn De Jesus	Secretary
Carl Hellmuth	Treasurer

## Directors:

John Savaiko  
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 7:03pm

Laura welcomed everyone. She advised it would be a zoom meeting only as the Hall was not available.

Ailyn De Jesus conducted roll call. All present.

## Old Business

**2024 Meeting Dates were postponed from previous meeting.**

**1/22/24**

**3/18/24**

**5/20/24**

**7/15/24**

**9/16/24**

**10/21/24**

**12/9/24**

## Motion to Approve 2024 Meeting Dates

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

## New Business

### a. Landscaping Contract

Everglades Environmental (current vendor) and Yellow Stone presented a presentation at the last Landscaping meeting.

Luis Espino advised there is equipment that needs upgrades, ie pump station, cost, etc.

The current landscaper is willing to work month to month until a decision is made regarding a new landscaping contract.

More information is needed to make a decision before the new contract vote.

Motion to Table Landscaping and Tree Trimming Contract pending additional information from vendors.

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Laura Santiago asked Robert Moses for a breakdown of Pump Station repairs, replacement, and warranty information.

Laura inquired if Pro Tree was willing to work month to month. Luis advised it should be ok.

Warren asked if a time frame can be set regarding these decisions. Luis advised it should be right after the New Year. John Savaiko and Jasper Briggs hope it can be resolved, via zoom, before the end of the year. John recommends contract renewal dates should be staggered so they do not renew at the same time.

James advised that Don Neuerman owns Pines Property Management and Everglades Landscaping and Pro Tree. Luis Espino advised the Community is aware of this. Luis explained the BOD votes on behalf of their constituents. Carl advised there are some other communities where this exists; ie Property Management Company owns Landscaping Company, etc. There was recently an audit and there is no conflict of interest, and the community is aware of this situation.

Eric requested names of proposed vendors:

Landscaping: Everglades Environmental and Yellowstone

Tree Trimming: Yellowstone and Pro Tree

b. Tree Trimming Contract-Tabled

c. Security Contract

Laura asked if Ivan could speak about the vendors.

Ivan provided a recap.

Three vendors: HH Squared, Allied and our current vendor FPI.

The RFP Committee did not see the contracts until legal was present.

The Committee recommended Allied Universal and FPI for the Board.

Laura thanked Ivan and Athena for their work on the Committee.

Luis Espino advised post orders were discussed with FPI.

There will be a new position- a Director of Security to liaise between Security and the Property Management Company and also provide stats, especially parking violations.

John Savaiko said he concurs with Luis. John would like the Security Director or representative to attend all Master Board Meetings if residents have questions.

Luis advised all vendors should attend all BOD Meetings so they are held accountable, and residents can ask questions. It should be part of the contract. John also advised doing a quarterly evaluation of our vendors.

Jaspar suggests vendors need to be supervised. John concurred- accountability needs to be built in.

Laura: 3% annual increase. 3-year term. Termination Clause. 30 day written notice by either party.

John reiterated changing term to a 2-year or 4-year contract to stagger vendor contracts.

Jasper wanted to see the side-by-side contracts. That was only done for the Property management Company vote as very labor intensive. Laura advised the Committee recommended FPI.

Laura advised she receives a lot of negative comments from FPI. FPI is expected to make improvements and they will be held accountable.

Warren advised FPI is helpful, however, violations must be followed up on, ie three violations in a three month period, vehicle should be towed. He's hoping with a new contract, stats will be provided and there are consequences for violations.

Laura suggested incorporating a BOLO list into the contract.

Discussion regarding security companies, parking violations, possibility of off duty police.

Laura advised the community needs to keep each other safe.

Motion to Renew Contract with FPI Security, county needs to be amended from Broward to Dade, with final contract review by John Stevens

Motion to approve by Luis Espino. Second by John Savaiko.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Laura congratulated FPI for the contract renewal.

d. Pressure Cleaning Contract

Luis does not feel the vendors were not given the same guidelines for the RFP. He would like to table the vote as there is no consistency with the bids.

Motion to Table the Pressure Cleaning Contract Vote.

Motion to approve by Luis Espino. Second by Laura Santiago.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Laura asked Robert Moses to send the RFP.

e. 2024 Proposed Budget

Laura reviewed new line items from the last meeting.

16% increase for Property Management.

Landscaping 15% increase.

Pro Tree 6% increase.

Security 3%

Pressure Cleaning

Line #45, Laura suggests stop funding that line item and place the funds in Capital Improvement Fund. Same amount of money, just allocated to the Capital Improvement Account.

Luis Espino would like to add \$1 per home to continue to fund the Capital Improvement Fund to avoid assessments as the community is aging.

Laura advised Capital Expenditure Replenishment is necessary to restore monies that were used for the paving project.

Final numbers from Insurance will not be available until December.

A \$10 increase is necessary.

John Savaiko suggests a review is needed for large scale Capital Investment projects that are/will be needed. John thinks the scope needs to be looked at. Laura advised a reserve study needs to be done. Robert Moses is obtaining reserve study bids for consideration for the Master and also for the subs.

Luis Espino advised the reserves need to be increased.

Motion to Approve Budget, as amended with increase to \$120 a month.

Motion to approve by John Savaiko. Second by Jaspar Briggs.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Jason advised Phase 1 roots needed to be addressed in walkways. Lighting on the walkways need to be updated. It is a liability.

Warren advised his sub budget was based on Master Board increase from two months ago.

Robert Moses explained what PPM is doing to meet the community needs.

Ronny explained it is necessary to have a plan in place when fees are going to be increased. When it starts at \$1, then \$5, the \$10, a plan should be in place. There are increases for the sake of increases. It's the BOD's responsibility to have a plan before voting on increases.

Derek wants the \$4K removed for the pool attendant as no information was provided for that line item.

Luis explained there used to be a lifeguard and then it went to a pool attendant. It is a line item that has been there for years. Just because the line item is there doesn't mean the money is used.

Robert Moses explained he will send the records from last year to Derek.

Laura explained 1k of the 4K was spent this year regarding the pool line item.

Motion to Approve 2024 Budget, as amended with increase to \$120 a month.

Motion to approve by John Savaiko. Second by Luis Espino.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

#### Assisted Living Facility-Change of Ownership

John Stevens advised there are homes for elderly individuals in our neighborhood, as well as halfway houses. Under federal law, these facilities can be in a residential area if there are under 6 residents. If it is 6 or less, it is not considered a business. It would be discriminatory to exclude them from operating in our neighborhoods. One of the facilities, the owner is trying to sell the home and the facility. The owner is asking to not be held to the SilverLakes Rental Guidelines and sell home/facility as is.

John Stevens recommends the BOD votes to provide an accommodation so the facility can operate in the same manner as the past few years due to ADA.

John Savaiko said when we respond, we should send a reminder regarding the restrictions of SilverLakes on street parking. John Stevens agreed.

John Stevens said SilverLakes cannot dissuade group homes. It would be considered discriminatory.

Laura asked if the 6 residents can be tracked. John Stevens said in order for proper permitting, the occupancy is tracked as SilverLakes is zoned residential. Carl wondered why a tax number wasn't provided.

De' asked about the assisted living in Las Brisas. They had been there for years. There were no problems until now. They are not maintaining the home. John Stevens advised the seller and buyer have been going back and forth as restrictions were put into the Estoppel. Robert Moses said he would look into it.

Warren shared he has personal experience with the home in Las Brisas. His Mom was at the facility. He reiterated 6 residents were the max allowed. 2 residents per bedroom. He said there were no issues with parking at that facility. John Stevens advised that property wasn't even identified as an ALF property until the property was being sold.

Steve advised there is an ALF in Emerald Springs. He was advised another ALF could not be in 1000 ft of another. He advised there has been no issues with their ALF.

Ruby has owned an ALF for over 12 years. She is transferring ownership. She renewed her license. Not more than 6 residents are permitted. Inspections are done. She is retiring and transferring ownership. This has been worked on since July.

Motion to Granting a Reasonable Accommodation for ALF to continue operating.

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Ailyn De Jesus conducted roll call.

Motion passes unanimously.

Eric asked if the audio recordings can be owned by SL and not PPM. Laura advised that can be discussed at a future meeting. Luis said it will be put on the agenda for the next meeting.

Motion to Adjourn at 9:24pm.

Motion to approve by Luis Espino. Second by Laura Santiago.

Motion passed unanimously.

Respectfully submitted,

---

Cathy Balenovic  
Director Community Affairs

---

Ailyn De Jesus  
Secretary