

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 1, 2024 7:00pm

via Zoom

In Attendance:

John Savaiko	President	
Luis Espino	Vice President	
Ailyn De Jesus	Secretary	<i>absent</i>
Carl Hellmuth	Treasurer	

Directors:

Laura Santiago
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, John Savaiko at 7:06pm

Meeting is to discuss the 2025 Proposed Budget which was reviewed, in detail, at the BOD Meeting on Sep 16th.

John Stevens advised there was a quorum.

Robert Moses conducted roll call.

2025 Proposed Agenda

Robert Moses reviewed the budget.

Laura Santiago asked to review Yellowstone Landscaping figures.

Robert reviewed line items pertaining to Yellowstone; Maintenance, Fertilization, etc.

Robert confirmed landscaping for commercial parcels has increased.

Laura feels the figures are higher than what was discussed when contract was voted on.

Robert reviewed figures from 2023/2024 and proposed 2025.

John Savaiko suggests having a budget workshop to find a format that is more user friendly.

Laura also brought up the Capital Improvement Fund- money that was being paid back is being returned to fund it was taken from.

Luis asked when paving would be paid off. Robert advised 2025.

Jaspar asked when it would be needed again.

Robert advised the oldest is 5 years. Money will eventually be taken from reserves down the line.

Francois from Pelican Isle had a question about a line-item typo.

Warren from Sunset Pointe asked about Capital Improvement allotment for 2025.

Robert advised it was for the:

Catch Basins

Recertification

Bike Paths Repairs

Seal Coating (for all paths along 178th)

Restrooms remodel at Community Pool

Irrigation Pumps

Feature Walls will be funded over the next seven years

Janet from Coconut Reef

Concerned about a short fall.

Robert discussed.

Laura Santiago brought up that billing does not match allotment.

Cable subsidy was also discussed.

Alan from Crystal Bay

Requested Robert to lock the headers for future meetings.

Rick from Treasure Shores

Asked if spreadsheet was available to residents.

John advised it was discussed at the Sep 16th BOD meeting

It will be voted on this evening, and it will be distributed once it's been approved.

John explained the how the Master BOD operates, regarding sub leadership and residents.

Laura asks if a draft of the budget can be shared with homeowners next year.

John will look into the idea as well a budget workshop.

Laura shared that this board values transparency.

Janet asked if there can be a monthly breakdown or quarterly of expenditure vs budget.

John said it will be added to Budget Workshop discussion.

Laua appreciates assessment will remain the same, but we are kicking the can down the road.

Luis shared compared to other communities, we have one of the lowest HOA fees west of I75.

Our home values remain strong and SilverLakes financials are solid.

Jaspar wants confirmation that the budget will be posted in the residential portal. Robert confirmed.

Motion to Approve 2025 Proposed Budget

Motion to approve by Jaspar Briggs. Second by Luis Espino.

Motion passes unanimously.

Open Forum

Rick from Treasure Shores asked about how to access documents.
He also had a question about the Monument Walls.

Natalie from Misty Harbor

An email concerning Blue Stream completion and residents that still have damage.
Natalie contacted Yara because she had damage to the driveway, and it has yet to be fixed.

John advised the Misty's are in driveway remediation. Funding was received from Blue Stream.

Natalie also has an irrigation issue. No sprinklers have been working.
Robert advised that is also being handled by Misty Harbor directly.
Joe, the President, should have the details.

Allen from Crystal Bay.

He is pleased assessments are not going up, but our community is aging.

John advised this why a Capital Reserve Committee was created. The Committee is working on recommendations, i.e. bath bike lightning, playground upgrades, monument walls.

Warren from Sunset Pointe

Last year the BOD made a significant increase of \$15 a month and he's pleased there's no increase.
Street drains have asphalt going to the drain and there is grass growing.

Robert has advised this remediation is approved and they're coordinating start date of vendor.

Warren also inquired about the sub reserve studies. He has a budget meeting next week.
Robert advised they will be receiving the reserves this week.

Regarding Modification Committee, where are we at with faux stone. John shared the committee met with Color Consultant and how it can be integrated into our guidelines. John would like this to be available in 2025.

Warren also asked about a meeting with Presidents that was going to take place without PPM present. John advised the chair is scheduling a meeting and he has no objection for the Presidents to schedule a meeting without PPM.

Warren brought up Property Management changing hands. John advised he has not been party to discussions concerning 5-year contracts without an out clause. There would need to be a healthy conversation, performance metrics and expectations.

Cynthia from Misty Harbor

She would like to volunteer for a committee

Anyone interest in volunteering should contact Robert Moses at PPM.

Motion to Adjourn at

Motion to approve Luis Espino Second by Jasper Briggs.

Motion passes unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary