

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 21, 2024 7:00pm

In Person at West Broward Hall and via Zoom

In Attendance:

John Savaiko	President
Luis Espino	Vice President
Ailyn De Jesus	Secretary
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 7:00pm.

Ailyn De Jesus conducted roll call.

All present.

Consent Agenda

- a. Approval of Previous Meeting Minutes-Sep 16 & Oct 1, 2024
- b. Ratify Common Area Modifications
 - a. Crystal Sound Gate and Lighting Painting
 - b. Tiffany Cove Pool Deck
- c. Ratify approval of Event Coordinator year-end bonus
- d. Ratify PPM Approved Repairs in the amount of \$5, 599.78.

Motion to Approve Consent Agenda

Motion to approve by Laura Santiago. Second by Carl Hellmuth.

Motion passes unanimously.

Presidents Report

John Savaiko discussed new SilverLakes Committees, Capital Improvements, Guidelines Review, Management Evaluation and Modification Committee also.

He advised vendor contracts are now posted on the Resident Portal.

He would like to schedule a Budget Review Workshop to see how the budget process can be improved. He asked Janet, from Coconut Reef, to be the Chair of the Budget Review Committee.

Treasurer's Report

Carl provided a recap.

As of 9/30/24, there is \$2,975,551.11 in the Operating Account.

There is a balance of \$251,325.61 in Edward Jones Accounts.

There is a balance of \$1,783,045.58 in the Popular Community Bank Money Market accounts.

There is a balance of \$2,302,264.61 in the SilverLakes Escrow Account.

Discussion concerning better interest rates for accounts.

Discussion concerning Cable Escrow Account

Cable Door fees to offset cable fees were discussed.

Director's Report

Laura

Thanked Janet for chairing the Budget Review Committee.

She would like a better rate for the Edward Jones Money Markets.

More options need to be looked into.

She would also like actual expenses vs budgeted expenses highlighted on the Treasurer's Report Robert Moses to set that up.

Laura would also like to see figures for insurance fees budgeted vs paid.

Luis

Thanked the volunteers and Cathy for the Pumpkin Patch Event.

Committee Reports

a. Presidents Meeting-Rick Rundell/Ed Gato

Ed Gato advised there is an upcoming meeting this Wednesday.

A Presidents Meeting will also be scheduled, without PPM present, to discuss subs contract renewals.

b. Security Committee Report-Ivan Rodriguez

Ivan advised there were 167 calls for service in Aug and Sep.

More discussion concerning street parking

Officer Corey Bogus, from the Miramar Police Department, said there was no reported crime in 28 days.

He advised of a new scam whereby a package containing a piece of jewelry, usually a ring, will be sent to a homeowner with a QR Code. Once the QR code is scanned, all contents of phone are uploaded to criminal scammers. Be on the lookout.

c. Landscape Committee-Leena Gonzalez

Leena advised the next meeting, with Keith from Yellowstone, will be on Oct 30th.

Flowers have been installed. Mulch will be installed in November.

Keith talked about White Flies and Cuban/Costa Rican iguanas.

He will remove some dead palms in Emerald Springs.

Motion to Approve Landscape Proposals in the amount of \$13, 425.69

Motion to approve by Luis Espino. Second by Laura Santiago

Motion passes unanimously.

d. Modification Committee-Athena Chilicas Barrocas

Athena provided a recap. She advised this is a busy time of the year for the Committee as residents prepare for the holidays.

There were 553 MOD requests from Jul-Sep with only 16 denials.

A City Permit Application is now required when submitted for HOA approval.

John Savaiko thanked Athena and the MOD Committee for their hard work.

e. Guidelines Committee-Tanya Tarantino

Tanya provided a recap on new or amended guidelines concerning Ground Coverings, Vines, Artificial Turf, French Drains, Permanent Full House Generators and Propane Tanks, Roof Tarps and Sheds

Master Board approved the changes to the guidelines.

f. Color Committee-Tanya Tarantino

Tanya Advised there have been two meetings so far with the color consultant and another next week. New modern colors are coming soon for 2025.

John thanked Athena and Tanya for their work with this committee.

g. Capital Investment Committee-Cid Gomes

Cid advised there have been two meetings with a third scheduled for next month.

The Committee is reviewing the Reserve Study Recommendations.

h. Management Review Committee-Ed Gato

Ed advised they have had three meetings and are putting together parameters and requesting data from PPM.

i. Community Events recap-Cathy Balenovic

Cathy provided recap of Pumpkin Patch Event and well as upcoming Neighborsgiving and Holiday Events, Halloween Decorating and Holiday Decorating Contests, Hurricane Milton Donation Drive and Holiday Light "Lights On" for Nov 15th.

j. Management-Robert Moses

Robert advised 4,119 homeowners are now signed up for the Resident Portal.

He is putting together an updated tutorial for new homeowners.

Bike Paths-City needs additional Docs. It is Permit Pending.

Monument Walls-Plans are needed from the city to get to engineer.

Monument Wall lettering is being touched up. Subs are next.

The Second Pressure Washing of the Common Area Entrances and Monument Walls was completed.

Holiday Lights will be on Nov 15th.

Resident Payment Reminder strategies were discussed and cost involved; Quarterly Statements with payment coupon currently cost \$58,00 a year.

Discussion concerning opting out of paper statements.

Robert will look into this on the portal.

Attorney Report

John Stevens advised Master and Sub BOD Members must register their personal info to the Federal Government. Failure to comply could result in criminal penalties as well as fines. His firm offers BOD Member Certification Classes as well as Continuing Education classes. Zoom is possible.

Old Business

NIL

New Business

a. Proposal review/approval

a. Playground Turf-Playground by Crystal Shores

Motion to Approve A & A for the amount of \$27,937.75, to include permitting.

Motion to approve by Luis Espino. Second by Laura Santiago

Motion passes unanimously.

b. Playground Equipment and Turf replacement-South of Pelican Cay

Motion to Approve A & A, (\$51K) to include permitting and Robert to request a discount of 10% as multiple jobs are being approved.

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

Motion passes unanimously.

Robert will update BOD on discount.

c. Community Park Events

i. Water source for pavilion

Motion to Approve W & R in the amount of \$2,900 with lock valve.

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously.

ii. ADA Pathway to pavilion and exercise equipment

Motion to Approve W & R in the amount of \$3,900 + \$5,500, RM to ask to match specs from Rinowa, and ask for a discount as multiple jobs are being approved.

Motion to approve by Laura Santiago. Second by Carl Hellmuth.

Motion passes unanimously.

iii. Food Truck Pavers

Motion to Approve W & R in the amount of \$6,700 for Food Truck Pavers.

Motion to approve by Luis Espino. Second by Laura Santiago

Motion passes unanimously.

b. 2025 Meeting Calendar

Proposed dates: 1/27, 3/24, 5/19, 7/21, 9/29, 10/27, 12/8

Open Forum

Terrie requested Neighborhood Allocation Information

Eric had a question about Consent Agenda-

BOD explained subs have to submit their MOD requests to Master BOD.

RM will let Rick know to put this as an agenda item at Presidents Meeting.

Motion to Adjourn at 10:30pm

Motion to approve Luis Espino. Second by Laura Santiago.

Motion passes unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary