

# Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

September 16, 2024 7:00pm

In person at West Broward Hall and via Zoom

## In Attendance:

John Savaiko	President
Luis Espino	Vice President <i>via zoom</i>
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 7:01pm

Robert Moses conducted roll call. All present.

## Consent Agenda

- A. Approval of Previous Meeting Minutes-July 15, 2024
- B. Crystal Sound Paint Request-Ratify Approval
- C. Ratify PPM Approved Repairs, in the amount of \$11,477.56

## Motion to Approve Consent Agenda

Motion to approve by Laura Santiago. Second by Jasper Briggs.

Motion passes unanimously.

## Guest-Alex Leonardo, CPA-Leonardo & Company

Alex reviewed the 2023 Audit.

## Motion to Accept the 2023 Audit.

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

Motion passes unanimously.

## Treasurer's Report

Carl provided a recap

## Motion to transfer 2023 cable subsidy in the amount of \$136,238

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

Motion passes unanimously.

Motion to transfer 2023 audited operating funds to reserve in the amount of \$181,775

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

Motion passes unanimously.

Carl suggests getting a better rate of return on the Edward Jones accounts. Robert Moses is looking into other bank rates and will share will BOD at the next meeting.

### **New Business**

Robert Moses provided a line-by-line recap, comparing the 2024 to 2025 Budget Discussion.

Line items were reviewed, i.e. Capital Expense of seal coats for the bike paths and community pool bathroom remodel, lake maintenance increase, significant discount from holiday light vendor, reserve fund funding, no change for internet/cable, etc.

There will be no increase in Master Quarterly Dues for 2025.

The Master BOD will hold a follow up meeting on October 1<sup>st</sup> to review and approve

### **Open Forum**

Concerns brought up regarding a Bermuda Village issue

Audit schedule and timeline

Monument walls

Fence issue in Crystal Shores.

Drian inspections

Certified Check issue to PPM PO Box-no certified checks.

Illegal VRBO/Airbnb in neighborhood

Sub authority over speeding vehicles

Guidelines Committee recommendations at next President's Meeting

Waiting for sub reserve studies. Robert Moses will have finalized in two weeks.

Street parking

John Saviano asked the BOD to zoom with resident Hernandez and counsel over Crystal Shores fence issue.

### **Motion to Adjourn at 8:33pm**

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

Motion passes unanimously.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Ailyn De Jesus  
Secretary