

# Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

September 4, 2024 7:00PM

via Zoom

## In Attendance:

John Savaiko            President  
Luis Espino            Vice President  
Ailyn De Jesus        Secretary            *absent*  
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

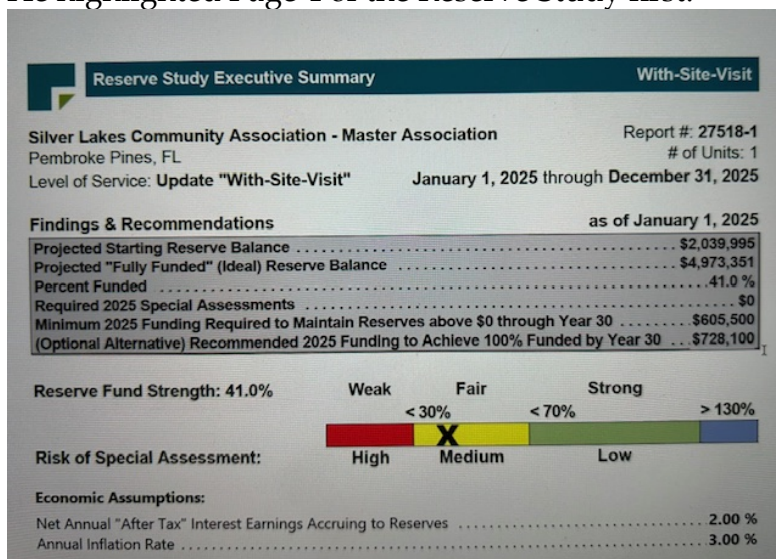
Robert Moses conducted roll call. All present. Quorum met.

John welcomed everyone to the meeting.

## **Reserve Study Review-Guillermo Estenoz- Senior Project Manager at Association Reserve**

Guillermo discussed his background as a civil engineer. He explained the process to compile a Reserve Study for a Community.

He highlighted Page 4 of the Reserve Study first.



He subsequently reviewed Component Line Numbers concerning the Master Board. asphalt, drainage, pool decks/bathrooms/fence, playgrounds, basketball court, gazebos, irrigation, etc.

Discussion.

Guillermo items that are assumptions/estimates for time frame repairs, such as mechanical components.

The Reserve Study for the Sub Communities will be available next.

Robert Moses advised the latest Audit will be available at the end of the week.

This is the second Reserve Study. The first Reserve Study was completed in 2015.

Motion to Adjourn at 8:42.

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

Motion passes unanimously.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Ailyn De Jesus  
Secretary