

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

June 21, 2023 7:00PM

via Zoom

John Savaiko, President of Crystal Shores, opened the meeting at 7:05pm.

John opened the meeting and welcomed everyone. He advised the meeting tonight will be an open dialogue concerning the draft of proposed guidelines. The draft will be subject to corrections.

All members of the SilverLakes BOD were present, several Community Presidents, Robert Moses from Pines Property Management and Attorney, John Stevens.

Attendance:

Tanya Tarantino - Sapphire Bay

Patricia Ryan - Misty Harbor

Terry Crispino - Emerald Sound

Athena Barrocas# Mod Committee & Brittany
Chair

Vivian Wardlaw-Las Brisas

Andrew Tedrick- Malibu Pointe

Ed Gato-Bermuda Village

Warren Lubow - Sunset Pointe

Dé Barbadaes - Las Brisas

Andre - Grande Cay

David Hernandez - BV# VP

Ailyn De Jesus - Tiffany Cove

Dodd - Sapphire Park

Jackie Montenegro - Brittany Bay

Steve Lublinski-Emerald Springs

Carlos Guzman - Tiffany Cove

Ileana - Coconut Bay

Sandra Gakneras - Sapphire Sound

Perla - Coconut Cove

Colleen Cheney

Cris M - Pelican Cay

Eric Appel - Pelican Cay

Robert Scopa

Mary Benitez - Sunset Pointe

Stewart- Coconut Bay

Bill Bennett - Sapphire Park

Cris M - Pelican Cay

Jean-Paul Nathaniel - Crystal Sound

1. Community Event Update

Cathy Balenovic provided a recap of past and upcoming events and contests.

2. Proposed Modification Guidelines-Discussion

- Change the document to be more positive. There are too many NO entries.
- Grandfather clause is still a hot topic.
- Lack of permit history/approval history is a concern. Perla is concerned if the mod is legit, but there is no paperwork.
- What about those items never cited, Perla doesn't want us to circulate and just cite everyone.
- Enforcement action has been inappropriate – Perla thinks language should be changed regarding- “In the opinion of the board.”
- Questions around the repair of a grandfathered item. Still need a modification request for a repair. For example-new gate on a 4 ft fence can't be 6 ft.
- Add a note reminding folks a modification request is needed for repairs.
- Bob Scopa: Basketball hoops-permanent is safer than portable.
- Steve Lublinksi – has items that will become violations under the new guidelines. I.e., Trees in his side yard. Advised no one will ask for trees to be removed and there are legit variances that can be approved.
- Tanya, grandfather clause – ability to go back and give violations, like fences, that don't meet new setbacks. Screen rooms, pools, fences. John Stevens advises this is why we have the grandfather clause- so you don't have to go make those changes. Removing the provision means that everyone would have to comply.
- PPM keeps records for 7 years. Your estoppel would also state that you had no violations at the time of the closing /and a picture.
- Can it be added that an estoppel would be allowed as proof. We do not list what is needed.
- Terrie agrees with Bob Scopa to add back the permanent basketball hoops. Athena noted most communities do not allow it. De' advised we add that the portable ones need to be secured-not enough people want to add it back.
- John Stevens to provide us with a better way to limit bench colors to avoid tie dye colors, etc.
- How about concrete benches? Asking John Stevens to confirm if they must be in the landscape bed area – added or by the front door. Steve is ok with that.
- Jackie - Garage door ornamental hardware not allowed but faux finish pics have them. Need to update the pictures or add a note stating the picture is for color purposes only.
- Tanya: Transom window - match color of front door what if transom not attached-Athena says transom different from fixed windows. Transom windows need to be allowed to be a different color than all the other windows. Window attached to front door or a separation. May or must? Change to may.
- Added muntin and mullion bars.

- Request to not list preferred vendors on the doc. Ask the HO to reach out to PPM or list them separately on the website. (In the event the vendor goes out of business- list them separately) Change to pre-approved. These companies have already submitted a sample- they are pre-approved.
- Removed garage door manufacturers
- DW picture - not color consistent.
- 'You must maintain the grouping of 3-palms (multi trunk trees count as a single tree) and their location must be marked on the submitted survey along with proposed island landscaping.' current doc says single trunk, but if we move away from that it needs to be updated here too. # of trunks vs. type of tree. Different types?
- Also need to clarify that if the DW requires you to remove the palms, you have to still have 3 (three) Can the palms be on the island? Spacing issue.
- Stains - should be 2 shades lighter or darker.
- Stains may be purchased by visiting any Sherwin Williams paint store. - Change to state you can buy it anywhere-Just match color. Stains must match the SW color code.
- Sidewalks cannot be stained or painted. Need to add wording about how the sidewalk is not the front walkway. 'Please note the walkway from the dw to the front door must be stained or painted to match the dw.'
- There must be a rectangular design - but stones can be of any shape.
- Tanya wants to change: ► All fences/hedges are required to be 5-feet from the sidewalk on side yards, where applicable. -5 is too much. What does the city say - Tanya says it can go to the property line. A couple others agree. Athena does not. Green space.
- De' says the Sapphires are unique and need their own rules.

John thanked everyone for engaging and participating.

Meeting adjourned at 10:00pm

Respectfully submitted,

Cathy Balenovic
 Director Community Affairs