

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Presidents Meeting

January 18, 2022 7:00PM

Virtual Meeting via Zoom

John Savaiko, President of Crystal Shores, opened the meeting at 7:03pm and introduced himself and the Presidents and Leadership Meeting. He reminded participants to mute themselves and to be mindful of everyone's time. He will make an effort to make the meeting as brief as possible to respect everyone's time.

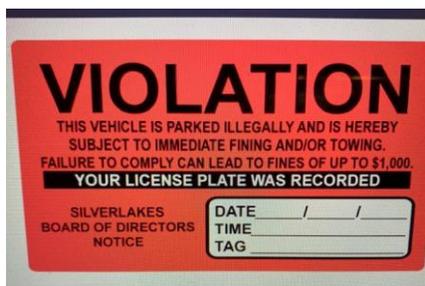
## 1. Blue Stream Fiver Update

- Blue Stream is in the process of finalizing retail space within one of the SilverLakes commercial plazas.
- Build out plans will be presented at the January 24<sup>th</sup> Board of Directors Meeting.
- Blue Stream will begin construction on both the North and South ends of the community.
- Build out is expected to begin in February 2022.
- Blue Stream will notify each resident in the communities they will be working in, by placing door tags at each residence with Blue Stream representative information.

John Savaiko recommends keeping communication ongoing regarding the project with residents.

## 2. On-Street Parking Update

John Savaiko advised the committee met. He advised there was an uptick in violations over the holidays and there are repeat violators. One of the recommendations is to transition from the card to a sticker product especially for the repeat offenders. A mock-up of the sticker was presented. The sticker will hopefully encourage more compliance.



Laura Santiago advised she thought it was cards during the day and stickers at night. John Savaiko advised a decision was not made. The topic will be brought to the Master Board.

Laura also advised she does not see Bermuda Village on the repeat offenders list and she has one. Robert Garcia advised the Bermuda Village stat may be there, but the grid is showing the highest repeat offenders.

Sandra Gakneras feels the repeat offenders should be recommended for towing. She feels it is an effective deterrent for offenders and it does not cost SilverLakes to tow.

John Savaiko advised Crystal Shores has a towing contract in place. He advised they have a repeat offender that they will start to tow. He advised sub associations can follow suit. The recommendation for the Master Board is to transition from Card to Sticker at this time.

De' Barbadaes questions back window placement for safety. John Stevens advised vision cannot be blocked.

John Savaiko advised recommendation will go to Master Board.

### 3. Leases and Short Term Rentals

The recent amendment to the governing documents has put SilverLakes in a stronger position to protect the community's property values through lease enforcement and tenant screening.

A recent effort has been made to identify properties suspected as potential rentals, by reviewing properties on BCPA without a Homestead Exemption.

- BCPA provided a list of all properties without a Homestead Exemption that do not have an approved lease on file.
- 750 properties were identified.
- A communication was sent to those properties of which 240 have yet to clarify their rental or Homestead situation.
- Legal has sent a follow up communication to those properties requesting additional information.

Stuart W advised he is concerned about short term rentals and party houses. Robert Moses said they are searching VRBO and Airbnb to try to identify these properties. He encouraged President's to keep an eye out on this and let their respective Community Managers know.

John Savaiko thanked De' for coming up with the BCPA suggestion.

Andre advised he understands the process that some residents won't respond to request for Homestead information. Robert Moses advised no violation notices have been sent out. Robert Garcia asked Robert Moses to read the email that has been sent to residents. Robert Garcia advised he approved the letter that was sent out.

Laura Santiago advised names are on the Violation Report. Robert Moses clarified it is an admin situation, not that violations were generated.

#### 4. Swale Tree Update

2022 Maintenance Schedule:

The 2022 Swale Tree Maintenance Evaluation is currently in process. Earth Advisors expects to provide a complete report for scheduling purposes. The 2022 swale tree maintenance schedule with revised maintenance recommendations will be provided at the March President's Meeting.

Maintenance Concerns:

All tree recommended maintenance can be viewed on the Tree Plotter online database. Questions regarding trees in need of additional maintenance or urgent removals should be sent to your Community Manager. These requests will be reviewed with Earth Advisors for a written recommendation.

Residents that have concerns with hazard trees on their private lots may contact Earth Advisors for a written report/recommendation that can be used for permitting purposes.

Tree Plotter How-To-Video

A how-to-video was prepared by Earth Advisors explaining the use of the Tree Plotter online tree inventory and schedule. The video was sent to all community presidents.

Sandra questioned if Earth Advisors has had an opportunity to inspect at night as some trees are obstructing lights. Robert Moses advised he will see if they can do that. Robert Garcia advised canvassing SilverLakes at night will be expensive. Robert suggests contacting Presidents regarding this issue and to advise if this is happening in their communities. Robert Moses will do that.

#### 5. Lake and Boat Committee Update

The Lake & Boating Committee official kick off took place 1/13/22.

The Charter of this committee is to track and ensure the health of the SilverLakes lakes and canals and address resident and community concerns.

Committee Chair: De' Barbadaes (Group 2) [slboat.laketeam@gmail.com](mailto:slboat.laketeam@gmail.com)

Committee Members:

Joseph Rodriguez (Group 4), Mark Jones (Group 5), Nelson Crespo (Group 4) and Ricardo Iglesias (Group 3)

Concerns regarding the lakes and canals should be submitted to your Community Manager for distribution to the Committee for discussion.

A list of action items came out of this meeting for further discussion. An informational campaign will be recommended to restate the guidelines regarding lake usage including:  
Dumping of landscaping debris such as coconuts, grass clippings and palm fronds in the lakes.  
Boat sizes and acceptable motor types

This informational campaign will be distributed by to all residents via email blast and all social media outlets.

John Savaiko thanked De' for her efforts. Robert Garcia advised he reconstructed the committee so that it can be the same as the other committees. He would like all groups to be represented in the Committee and asked for participation from those groups.

Daron Fitch advised Alex from Group 6 will join the Committee.

Harvey asked how tree limbs and coconuts will be removed from the lake? Robert Garcia advised homeowners need to maintain properties and Everglades can be more proactive with common area clean up. John Savaiko mentioned lawn services kick coconuts into the lake and more effort has to be made to educate. Harvey advised the intake for the sprinklers is filled with debris.

De' advised she reached out to Cathy Balenovic about organizing another lake clean up.

Misty Harbor had a question about not receiving a quote about tree removal. Robert Moses advised he will look into it.

Ray asked about what happened with the contractor with the geese. Robert Garcia recommended continuing with current agenda.

#### 6. City of Pembroke Pines Trash and Recycling

##### Bulk Trash Collection

The City of Pembroke Pines has contracted with a new company for bulk collection services. The following from the City of Pembroke Pines website.

Effective 1/1/2022, bulk and yard waste piles cannot exceed 10 cubic yards per household. Residents may make up to two (2) requests, per calendar year, to exceed the cubic yard limit on a regularly scheduled bulk pick up. To submit a request for bulk and yard waste pick up that exceeds 10 cubic yards, please contact EWS at (954) 543-9800 or visit [www.easternwaste.com/pembroke-pines](http://www.easternwaste.com/pembroke-pines)

##### Recycling

As of 1/1/22, the City of Pembroke Pines will no longer collect separated recycling as part of waste removal services. The use of blue recycling bins for recycling purposes is no longer available. The City is considering alternative uses for the blue recycling bins, however, until further notice the blue bins should no longer be left out for collection purposes. Residents leaving blue bins out will be advised via a courtesy notice.

De' asked how do we know what is 10 cubic feet. Some photos were displayed.

## 7. Community Affairs Update

Cathy Balenovic provided a recap of events and contests. Cathy was thanked for her contributions.

John Savaiko asked the President's if they would want to negotiate with Magical Displays for sub lights.

Daron asked the Presidents for their feedback concerning this year's lights. Daron mentioned he saw some negative comments on Next Door. Robert Garcia advised residents can always do more in their sub associations.

John Savaiko said residents would prefer more red and green, more traditional. Robert Garcia advised the blue encompasses both Christmas and Hanukkah. John suggested maybe doing a menorah next year. Maybe coconuts be green, sapphires can be red for the sub walls.

De' said the sub walls were underwhelming.

Terrie commented that SL has blue two years in a row, it's time for a change.

Sandra provided a recap of overflow parking. Jan 27<sup>th</sup> is the next meeting for the Presidents for the subs with overflow parking. The process will be discussed. Recommendations will be brought to the Master Board.

Tanya brought up a topic concerning pergola requests with clear corrugated roofing sheets coming before the Modification Committee. Light can get in, but not rain with these roofs. Daron asked if the Committee is recommending these roofs. Laura asked if aluminum roofs are allowed. John Savaiko confirmed that the Modification Committee is wishing to allow pergola with roofs with clear sheets.

Bill Bennett said he thinks it looks good. Daron has no problem with it. Ray advised the frame should be metal and not wood because of hurricanes. Tanya explained pergolas are wood, but that permits must be pulled for install so they would be rated and approved by the city.

## 8. Open Forum

De' Wants Presidents to start thinking about Monument Walls. Birds are faded, letters are missing-it's time for something new. Robert Moses explained this will be a topic at the next BOD meeting. De' also advised new residents don't know anything about SL and they do not know how our community is set up. John Savaiko advised SL residents do not understand SL is a Representative Forum. Robert Garcia suggested that this topic could be addressed at every Annual Meeting in January; giving a tutorial about SL. John Savaiko also advised information should be in welcome packets for new residents. John also feels the logos should be changed, perhaps bronze, for example.

Carlos wants to know if there is going to be another Board of Directors class as he has candidates. John Stevens advised there are affidavits to be signed and he could set up sessions. Robert Garcia

suggested a regularly scheduled Board Member tutorial, presented by Robert Moses and John Stevens. Robert Moses will look into scheduling.

Carlos also asked if PPM has all of the homeowners email addresses. John Stevens advised there is not a directory. Robert Garcia advised that when assessments are sent out on a quarterly basis, we have to find a way to continually ask for residents contact information. Cathy can post reminders. Terrie wants to know if the subs can have access to the info. John Stevens advised that residents must authorize the sharing of emails with their sub associations. Robert Garcia asked John Stevens to look into possibilities concerning this topic. The also advised there is a cost for email blasts.

Andre wanted to give a shout out to Leena Gonzalez.

John Stevens advised Ray that a question concerning the geese cannot be spoken about now due to ongoing litigation.

John Savaiko thanked everyone for attending this evening and serving the community. The next Master Board meeting is next Monday, via zoom. He encourages everyone to get involved with their residents.

Robert Garcia thanked John Savaiko and expressed he is an asset to the community.

Meeting adjourned at 9:10pm

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs