

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

January 19, 2021 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:02pm and thanked everyone for attending.

1. Proposed Modification Guidelines

John Savaiko advised Tanya Tarantino to provide an update.

- a. Side Yard Walkways- Tanya reviewed the current guidelines:

Walkways-Current Guidelines

- Pavers/Cement Walkways cannot be installed on any side yards.
- Stepping stones Shall **not** be permitted on the front portion of the property.
- Stepping stones shall be permitted on the side and rear of the property only. For the purposes of this section, the side and rear yard shall be the portion of the property located to the rear of the front wall of the building.

Proposed Guidelines Changes-Driveways/Walkways

- Stepping stones/pavers shall be permitted from the side to the rear of the property only. For purposes of this section, this side and rear yard shall be the portion of the property located from the front wall of the building to the rear of the property.
- Must maintain existing rules and regulations
- Pavers must be installed with up to 36-inch-wide walk path, they must coordinate or be one shade lighter or darker than the existing driveway color and be installed with a minimum space of 18 inch between pavers.
- Stepping stones may be installed with up to a 36-inch-wide walk path, they must coordinate or be one shade lighter or darker than the existing driveway color, and be installed with a minimum space of ¼ inch between stepping stones.
- Stepping stones must be surrounded by decorative rocks not to exceed the 35" wide path
- A continuous walkway, without appropriate space between pavers or stepping stones is not allowed
- Pavers/stepping stones must match existing surface elevations to the best extent possible
- Paver/stepping stones must be installed on a sand bed (1-1 ½" thick) on compact base material as specified by the pavement manufacturer.
- Pavers/stepping stones walkway cannot create a drainage issue

- Poured concrete walkways will not be approved due to the possible impact to the community drainage

Discussion.

No opposition to moving forward to making recommendations to the Master Board.

Proposed Guideline Changes-Driveways/Walkways/Extend the Driveway

b. Driveway extensions

Proposed Guideline Changes-Driveways/Walkways/Extend the Driveway

- Stepping stones/pavers shall be permitted from the driveway on the side extending to the rear of the property. Walkway must attach within (3) three feet of the forward most point of the house.

Currently the guidelines allow:

Extending the driveway is permitted as long as the extending does not exceed the outer walls of the garage with prior approval from the Modification Committee. The new extending areas must match the current driveway color and style design. Circular driveways are permitted with prior approval from the Modification Committee and City permit. Circular driveways shall not extend past the exterior building walls.

Stepping stones shall not be permitted on the front portion of the property.

Proposed changes: (ALL community's except Misty Harbor & Misty Bay)

- Pavers may be installed up to 18 inches wide and not to exceed the width of the garage walls, they must coordinate or be one shade lighter or darker than the existing driveway color, and be installed with a minimum space of 1/8 inch between pavers.
- Stepping stones may be installed up to 18 inches wide and not to exceed the width of the garage walls, they must coordinate or be one shade lighter or darker than the existing driveway color and be installed with a minimum space of 1/4 inch between stepping stones.
- Stepping stones must be surrounded by decorative rocks up to 18 inches width of the garage walls.
- Pavers/stepping stones must match existing surface elevation to the best extent possible.
- Paver/stepping stones must be installed on a sand bed (1-1/2" thick) on compacted base material as specified by the pavement manufacturer.
- Pavers/stepping stones driveway extension cannot create a drainage issue.
- Pavers/stepping stones must be a straight continuous line from the home all the way to the sidewalk along the driveway.
- Swale extension are not permitted.
- One car garage homes can extend up to 18 inches on either side of the driveway

Discussion.

Pre-existing homes need to be brought to compliance. Refined guidelines with direction needed for Robert Moses to handle homes not in compliance.

No opposition to moving forward to making recommendations to the Master Board.

2. Rental Agreement Update

- Voting members meeting took place on December 9, 2020 via zoom.
- Quorum of the membership was represented by 88% of the voting members in person or by proxy.
- The rental amendment consisted of 6 separate amendments to the Association's Governing Documents.
- At least 75% approval was required for the amendments to pass.
- All 6 amendments passed.
- The amendment was recorded with the State on 12/23/20.
- The rental amendment was distributed to the membership by mail and electronic mail.

Next Steps:

- The amended rental restrictions are effective 1/23/21
- A checklist of approval procedures will be presented to the Board at the 1/25/21 BOD Meeting for review
- The checklist will set forth the exact guidelines to be taken by the approving party, (management or committee) as selected by the Board of Directors
- Rental Applicant Portal is expected to be available by 1/25/21
- Sub Associations currently screening, or those interested in screening in place of SilverLakes are required to review and accept the screening responsibilities in writing.

2. Management Update

a. Management Software Upgrade Update

A large scale overhaul of PPM's software and security systems commenced mid August of 2020 to provide:

Full cloud based system

Enhanced cyber security features

Fully integrated online payment features (in progress)

More robust and user friendly Board Portal (in progress)

User friendly resident portal with enhanced account access (in progress)

Robert Moses explained this was a necessary step to ensure full accessibility to PPM team, the Board and Residents., especially during Covid.

Transition Pains-Robert Moses advised some side effects were expected, mostly internally.

However, working with a community set up like SilverLakes presents unique unforeseen obstacles. The PPM team is working diligently on addressing the valid concerns brought to their attention.

PPM is aware that these present a disruption that the community and residents are not used to, and PPM assures everyone that the community's best intention is always at the forefront of their actions.

PPM asks everyone to continue to bring any concerns to their attention. They address each of these concerns on a case-by-case basis to research and correct as needed.

What to Expect-Road Map

Transition:

- The heaviest part of the transition has been completed.
- PPM is aware of a few wrinkles that must be ironed out.
- Please continue to advise PPM of any concerns that arise. This helps PPM identify true errors and allows them to correct them.

Resident/Board Portal:

- The proper setup of a master/sub association portal requires the integration of multiple parts (ledgers, violation data, architectural data, payment link).
- Goal is to begin integration before the end of Q1, with full portal access by the end of Q2.

Discussion.

Robert Garcia advised there was a lack of communication during the initial process of this transition. He gave a directive to PPM to generate a communiqué to residents with guidelines.

b. Pool

i. improvements:

- New 6' fence has been installed
- New pool access system has been installed
 - pre registration commenced in early December
 - communities with their own pools will be next for pre-registration
- Comcast Courtesy Outlet has been installed. Pending configuration.

ii. Re-Opening Plan

- Stats about current Covid situation in Florida
- John Stevens recommends continuing to keep common areas closed to spread of the virus and to avoid litigation.

c. Paving

4th Phase-Current Paving Phase

Sunset Pointe-Root Barrier commenced 1/18/21-Milling and Paving 2/1/21

Grande Cay-Milling and Paving 1/27/21

Marina Pointe-Milling and Paving 1/27/21

- Completion of the 4th phase is expected by mid January. Phase 5 (final phase to begin 2/8/21

Phase 5-Final Phase

Tree removals and replacements currently taking place in Pelican Isle

Marina Sound 2/18/21

Sapphire Shores 3/16/21

Tiffany Cover 6/1/21

Enclave 6/16/21

The Isles 7/10/21

Grid to be updated by Robert Moses with missing communities between March and June

d. Comcast Courtesy Outlets

Comcast has installed courtesy outlets at:

Community Pool

Boaters Park South (Pembroke Road)

Boaters Park west (By Coconut Cove)

Pending common area installation

Boater Park North (By Treasure Shores) Construction was completed. Pending outlet installation

4. Events

Cathy Balenovic provided a recap of past and upcoming events and contests. She also advised the SilverLakes Annual Community Wide Garage Sale will not be held in February as it is every year as SL common areas remain closed and the City of Pembroke Pines has indefinitely suspended garage sale permits.

Cathy will look into having the Salvation Army set up a drive up donation site whereby residents do not need to leave their car.

5. Open Forum

- FPI interactions
- Problem Geese
- Issue with some call boxes at gated communities

Robert Garcia asked Robert Moses to set up a round table meeting with concerned sub presidents for ATI resolution.

John Savaiko adjourned the meeting at 9:07pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs