

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

October 13, 2020 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:03pm.

He thanked everyone for attending. He explained this forum is for networking, sharing ideas and experiences, as well as being a voice to the Master Board. He asked everyone to mute themselves and raise a virtual hand for participation. The last meeting was successful with keeping comments to a minute or two and asked that participants continue to do that in respect of everyone's time. He reiterated that the Presidents are an awesome group with a lot of passion about bettering the community.

1. Proposed Rental Amendment Results

John Savaiko advised that Daron had facilitated and chaired the Rental Agreement Workshop and asked Daron to provide a recap.

Daron advised the workshop was successful and asked John Stevens to review the key points.

John Stevens reviewed the changes made after the workshop, ie

- language concerning processing fee,
- addition of each person over the age of 18, residing in a unit, will be required to submit and pay for a background check,
- legal language was placed after, per Colleen's suggestion,
- per Ray, an addition of language stating any sub may establish more stringent rules than set forth
- 30 days was changed to 15 days. Any and all lease approvals/rejections shall be made in writing within 15 days of receipt of the completed written application
- addition of security deposit not to exceed one month's rent /or value of one month's rent, as determined by the Board if rent is not being charged by the landlord.

Discussion

Harvey had a question about pets.

The 10% rental cap restriction decided at workshop

Security deposit- Daron advised amount does not need to be included; same amount can be charged to everyone.

Vicki suggests putting pet limit in Agreement that corresponds to our docs and also how many residents per unit. Typically 3 bedroom house=6 people.

John Stevens advised that this stipulation is not in SL by laws, but it is a County Ordinance-two people per bedroom.

Continued discussion regarding pets.

Vicki advised the pet issue can be contentious with neighbors.

Robert Garcia asked John if he could add in a pet clause and number of residents per bedrooms.

Laura asked if “renter” could be defined.

John Stevens advised a renter is any person occupying the property in the absence of the owner in excess of... (can be determined), shall be deemed a renter. He also reiterated that a renter is when there is an exchange of value of occupancy as there is bartering in some cases.

Robert Garcia asked about relatives. For example, parents who live out of state, but college age children reside in their SL home.

John Stevens specified that language can be added reflecting any person occupying a unit in absence of the property owner, after ... TBD days, shall be deemed a renter except for blood relatives.

Robert Garcia asked John to draft that for the BOD meeting.

Discussion concerning sex offenders.

John Stevens advised that no sex offender can rent in Pembroke Pines.

Jon advised that the no sex offender clause is for the Rental Agreement, this does not prevent a sex offender from purchasing a home in SL or moving in with a relative.

Tanya asked for clarification about the 10% cap. There was more discussion about HUD loans and lender’s trepidation about communities with high rental percentages. Process of waitlist when 10% cap is reached also discussed further.

Daron asked that all changes be on agenda for the next meeting and then the Amendment should be ready for vote.

2. Parking Update

a. On Street Parking Results Update

John Savaiko provided a recap on trends. He advised 60 citations have been sent to the fining committee. He reiterated that leaving a note on the car is not a pass to park, but simply a courtesy message to FPI. On Street Parking remains prohibited in SilverLakes.

He also advised that if FPI asks a resident to move a vehicle, and the vehicle is moved, this should not result in a violation.

He requested Presidents continue to engage with their residents about this issue. John thanked everyone for their participation and engagement concerning the on-street parking.

b. Overflow Parking Regulation Update

John Savaiko introduced Sandra Gakneras to discuss overflow parking

Sandra advised they were looking to get proposals from three companies; Parking Boss, Secure Park, and SPS Parking Solution.

She advised the cost associated with any new rules would fall on the 19 communities that have overflow parking, not the entire community. The goal is to keep cost, if any, to a minimum. The impact to FPI would be low. She advised FPI can ensure the SL parameters.

The Committee is working on a set of rules and enforcement that will encompass all SL communities with overflow parking.

Currently, FPI is not monitoring overflow parking, per their post orders. However, they are willing to do so. The Committee is working on a proposal for FPI to enforce SL Overflow Parking Rules. She advised towing and fining need to be looked at. Towing is the most effective solution for correcting infractions and keeping costs low; towing, not booting. They are working on writing up easily understood rules.

She also mentioned a survey had been sent out to the 19 impacted communities with overflow parking, and only 8 communities responded. Their next meeting is tomorrow, October 14th.

John Savaiko thanked Sandra for managing this process.

Discussion.

John Savaiko advised that currently FPI is not directed to give violations for expired tags, abandoned or commercial vehicles in overflow parking spots. He suggests modifying post orders so that can be done moving forward into the holiday season. He advised Alex and Danny from FPI have offered. John asked the Master Board to amend post orders.

Robert Garcia reiterated that FPI can do this type of enforcement. Currently, they have not because they were prevented from doing so.

Vicki asked if there would be an additional cost.

Sandra proposes first changing post order regulations to enforce overflow parking regulations that already exist. FPI can sticker cars and potentially, 24 hours later, cars can be towed. However, the first step is to reinforce current regulations without changing existing rules that simply have not been enforced.

Sandra also encourages educating neighbors on the regulations and process as this might help improve the situation.

Robert Garcia reiterated that FPI can be expected to sticker vehicles for expired tags, undriveable/commercial vehicles without impacting manpower.

Steve Goldman advised the Security Committee developed past post orders for FPI. Some rules have not been enforced.

Robert Garcia advised there will be an educational process concerning the overflow parking rules.

Discussion amongst Presidents with examples in their neighborhoods of expired tags, truck etc.

John Savaiko also reiterated that the City Code Compliance Dept can also be called as a resource as vehicles parked in driveways or overflow parking, cannot have expired tags.

3. Proposed Color Changes

Terrie Alison explained the situation concerning impact windows and doors and the current requirement to paint them.

She proposed two new guidelines.

#1 When a homeowner installs a bronze color impact front door, the owner must paint the front door to match the color of the garage as per home color scheme. Or if owner wants to keep the bronze front door color, then garage door and fascia need to be painted to match. SW #7609 Iron Ore is the color to use to match the bronze front door. Body and Bands will remain the colors stated on the original home color scheme. When installing a new bronze color garage door, same rules must be followed.

#2. When installing a white color impact front door, the homeowners must paint the front door to match the color of the garage door as per home color scheme. Or if the owner wants to keep the white front door color then the garage doors, bands and fascia must be white to match. SW #7005 Pure White is the color to be used to match the white impact front door. Body color would remain the color stated on the original house color scheme. When installing a new white garage door, homeowners must follow the same rules.

Terrie will ask the Master Board to approve and then changes will be sent to the Modification Committee. Terrie thanked Vicki and Leena for their help on the Committee.

Thanks given to Terrie for her work on this topic.

4. Proposed Modification Guideline Changes

a. Side Yard Walkways.

Tanya Tarantino discussed modification guidelines concerning stepping stones and pavers.

There was a lot of discussion concerning matching of colors, drainage issues, sidewalks, pavers, stepping stones, allowing pavers to connect to driveway, concrete walkways, professional opinion about concrete and drainage, possibility of turf stones similar to boaters park.

Vicki suggested seeing pictures

Robert Garcia advised that in order that this to be finalized, pictures and firmer guidelines need to be presented.

John Savaiko thanked Tanya and asked her to define the proposal and bring it forward at next meeting.

5. Election Meetings Virtual/Zoom Process

John Stevens advised that zoom meetings are preferable until the State of Emergency is lifted, and perhaps even after depending on situation in our area regarding Covid-19.

He explained the process for holding elections via zoom. Residents would need to register as a user, there would be a questionnaire to fill out and they would then receive a zoom link. PPM would match owner to link. One person per home. One link per home.

On the day of the election, resident would sign in on their link, there would be a waiting room whereby PPM could verify registered homeowner and that it is indeed one person per household.

Meeting and Election would then be held via zoom. Results would be recorded and announced.

There would be no votes by proxy. The proxy would be for quorum only.

Steve Goldman advised the election announcement should be done via USPS. John Stevens reiterated that notice would be send via email and USPS.

Colleen asked about collecting proxies. John Stevens advised they would need to be delivered to PPM or scanned and emailed.

John Stevens advised there is a computer program that will tabulate all the votes so there is transparency.

Colleen asked when the process can start.

John Stevens advised he and Robert Moses need to finalize process and advised elections are recommended to be held during the week and during the day due to staffing availability. He said he will notify when they are ready to start scheduling.

Steven Goldman expressed its always difficult to get a quorum. Robert Garcia advised it may be easier with zoom elections and John Stevens concurred that more residents participate with zoom than in person.

Discussion about voting during the day vs evening and weekdays.

John Stevens reiterated that due to FL's State of Emergency, there is no rush, but there had been a push from Presidents to hold elections.

Robert Garcia suggested every President reach out to Robert Moses to advise if there is a push for their elections before the end of the year. If it is only 2-3 communities, that can be handled easily.

Daron asked if State of Emergency is lifted on Nov 4th, what are the options. Robert Garcia reiterated that meetings and elections can still be held via zoom. Robert Moses and John Stevens have a process they are comfortable with and if there are only a few communities pushing for before the end of the year, it can be managed.

Steve Goldman mentioned he cancelled his association meeting on March 20th. John Stevens advised it should be held before the end of the year and minimum notice is still required.

Robert Garcia suggested getting community feedback to see how many communities want to hold elections.

Robert Moses and John Stevens advised they use docu- sign for signatures.

John Savaiko advised it is incumbent on Presidents to take the initiative to manage the process.

Cathy Balenovic provided a recap of upcoming events. John Savaiko thanked Cathy for her efforts during these times.

Robert Moses advised paper statements are being mailed out and emails are being sent for quarterly fees. He advised the deadline has been pushed to the end of the month and PPM will work with residents on a need basis.

6. Open Forum

Carl from The Enclave asked about internet for cameras at their gate. Robert Moses will make sure it is installed.

Colleen brought up playground and pools. John Stevens advised it is a BOD decision as far as what they feel is safe, but his legal recommendation is to keep all common areas closed until the State of Emergency is lifted and/or Tort Reform for litigation is passed in FL.

Robert Garcia reiterated that John Stevens' job is to protect the community from a lawsuit and that remaining closed is a fiscally responsible decision.

Daron asked about the insurance committee and since renewal time is approaching, it is time to get the committee rolling.

Robert Moses advised there will be a kick off meeting for the committee with the insurance agent. He advised he is aiming to schedule the meeting for the last week of Oct or first week of Nov for. In the meantime, the broker is working on renewal.

Ricardo from Sunset Pointe inquired about the paving project and arborist. Robert Moses advised an agreement was finalized this week and estimated time frame will be shared. The arborist is still out in the communities.

John Savaiko advised Presidents to view Cathy's SilverLakes facebook posts, as a resource for upcoming events and information, and share with their residents.

John thanked everyone for their participation. Robert Garcia in turn, thanked John Savaiko for all he does for the community.

Meeting adjourned at 9:24pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs