

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

February 20, 2024 7:00PM

via Zoom

John Savaiko opened the meeting at 7:05pm. John advised that, as he is now President of the SilverLakes Master Board, he reached out for a successor to chair the Presidents meeting. Rick Rundell will take over moving forward. John thanked everyone for their support and also reminded subs to have a succession plan in place for their communities. John spoke of the importance of the reserve study for our aging community. He also spoke about SilverLakes Committees and the need to have a committee to oversee the success of our Property Management company, as well as other vendors.

1. Insurance

Todd Woonton presented a recap. He has been in Sales with Mack, Mack and Waltz for over 28 years.

Eric asked if policy renewals can be changed from the end of the year. Todd advised that could be challenging if the renewal is during hurricane season.

Luis explained that it is challenging to receive renewal figures mid-December as all the subs need to finalize their budgets by then.

There was discussion about wind coverage. When the quotes came in, there was no option for wind coverage at all, despite being told there would be an option, but it would be expensive.

Warren also shared his new policy included an assault/battery provision, but he was not advised of this. His policy increased substantially.

John Stevens advised Todd that there was a lack of communication; that subs and he, as the SilverLakes attorney, should have had more timely communication with details and cost.

Warren requested a Sep/Oct time frame for renewal figures.

Todd will meet with Gregory to discuss. He explained they put the bid out 120 days ahead of time, but providers only start sending in figures at 30 days out.

John Savaiko would like Gregory or Todd to be available for the next President's meeting on April 16th.

2. Yellowstone Landscaping

John Savaiko introduced Brian Van Dam.

Brian thanked everyone for their trust in hiring Yellowstone. He advised they are already putting maps and maintenance processes together. Robert Moses will have access to schedules and maps.

Brian introduced Keith, the Branch Manager. He advised they both live in West Broward and will be present and always available.

Keith explained they have already started working on the transition to make it less stressful. He emphasized he wants SilverLakes to be proud of their community.

Luis requested Yellowstone contact info for the Presidents. John Savaiko advised contact info will be just for Master Board/Leadership. However, there will be round tables and the Presidents meetings to always keep the dialogue open.

Keith advised they will have new staff as well as seasoned staff, with a start date of April 1st. Keith will liaise with the Landscaping Committee.

John Savaiko asked Yellowstone to be at the Master Board meeting on March 18th.

3. Management Update

Robert Moses provided a recap.

- 2131 residents have registered on the online portal.
- The SSO-single sign on will be ready soon. It will be a seamless process and easier for residents with two accounts.
- The Reserve Study- The Master Board approved at the Jan meeting for the Master and the Subs. Robert advised they are eight weeks out on background info.
- PPM Meet & Greet tentatively scheduled for March. Date TBA.

John Savaiko asked if the inspection cycle could be email blasted to residents so they can have a heads up with what inspections are coming. This may avoid courtesy notices needing to be sent.

Robert Moses said that can be done.

John also asked about auto payments on the portal. Robert advised residents will have to reset their recurring ACH with the new portal.

Luis brought up the number up tarps still on roofs for long periods of time. Robert Moses is still compiling data. He can give Luis an estimation when it will be completed by the end of the week.

4. Community Affairs Updates

Cathy gave a recap about past and present events/contests.

Luis asked about outlets at the park.

Cathy advised a generator will be bought with rolled over funds, approved at Jan BOD meeting.

5. Open Forum.

Eric had questions about call box issues and monument wall logos.

Terrie asked if the logos can be painted.

Robert Moses will get estimates for painting the logos.

Andre asked when he will be receiving his end of year financials.

Warren discussed aging violations.

John Savaiko advised new guidelines are waiting for approval from John Stevens and will be disseminated soon.

John thanked everyone for engaging and participating.

Meeting adjourned at 8:23pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs