

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Presidents Meeting

March 16, 2021 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:06pm and thanked everyone for attending. He advised the meeting would start off with Robert Garcia and a recap of the Swale Tree with experts on zoom.

John advised attendees to manage their mute button and to keep comments brief in order to respect everyone's time. He thanked everyone for participating to better our community. He expressed that everyone may not always be on the same page, but everyone has the community's best interest at heart.

## 1. Swale Tree Proposed Guidelines

Robert Garcia welcomed all invited guests to the Presidents and Leadership Meeting. At the January meeting concerning changes to Swale Tree Guidelines, an issue was raised about what would be allowed around the base of swale trees. More time was needed and therefore the topic was tabled until the meeting this evening. As the Master is absorbing the responsibility of the maintenance of the trees, he wanted the experts' opinion about what we should and should not be doing.

Panel:

Michael Orfanedes, PhD, Commercial Horticultural Agent IV & ISA Certified Arborist with UF-IFAS Broward County Extension in Davie.

Lynn Griffin-tropical Plant and Soil Expert

Sue-ling Rosario-City of Miramar Landscape Inspector

John Harris-President of Earth Advisors

Alexis Alvey-ISA Board Certified Master Arborist

Steve Mazarella-ISA Certified Arborist, BS in Ornamental Horticulture

Robert Moses advised we need professional recommendations concerning borders of swale trees and introduced John Harris who provided a presentation.

- Proposed Guideline Language for Improvements

*No plantings of any kind are allowed in the swale area. No decorative borders, blocks, gravel, or rocks are to be placed around the base. No permanent fixtures, or plant life may be attached to any portion of the swale trees. All existing modifications in violation of these guidelines must be brought into compliance no later than Jun 30, 2021. The Association may require the event of an Arborist evaluation.*

John Harris explained there are code requirements for bases of trees. He provided 10 examples with pictures as reference points for trees with various borders/issues in the swales. The panel

corroborated these findings. Weed whacker/weed eater/lawn mower damage, border rock damage, mulch, etc.

Residents are encouraged to check out helpful information at Ed Gilman's website:

<https://hort.ifas.ufl.edu/woody/>

The new Association rule is enforcing what has already been in effect as far as minimum landscape standards. Michael Orfanedes explained these are factual best practices. Alexis Alvey applauds SL for implementing tree care and that SL is demonstrating they are leaders in tree care. Sue Rosario advised that residents will need to be educated to avoid these landscaping issues and that uniformity in swale trees is preferable. Steve Mazarella appreciates the expert opinions.

Commissioner, Iris Siple expressed that she is pleased with the efforts SL is making for keeping the streets beautiful.

Robert Moses explained many swale trees were not properly maintained and that is why the Master Board is taking action to prevent further issues. New trees in swales will have root barriers for the roadways and sidewalks.

The sidewalk situation is a topic that will be addressed in the future. It is currently still the homeowner's responsibility. No decision has been made as far as the Master taking over.

John Harris advised there are standard landscape maintenance specifications, and code sections, that can be used for landscape maintenance companies to follow, and responsibility of damages they cause.

#### Discussion

Robert Garcia thanked all the guests, as did John Savaiko.

Daron would like a copy of the report that pertains to their community, specifically, which trees are slated for removal. Daron thinks the Presidents should have a copy of the survey.

Continued Discussion concerning paving project and tree maintenance.

Robert Garcia advised that the database John Harris created has a wealth of information, but a training is necessary before sharing with Presidents. John is creating a relevant, user friendly map. It will be ready in 4-6 weeks. A static map will be ready in two weeks.

Robert Garcia thanked John Harris for his participation.

John Savaiko disagrees with the Proposed Guideline Language based on the experts' feedback. He wants language that includes allowing plantings, away from tree base, based on regulations.

Robert Moses says Everglades and Pro Tree will be advised.

## 2. Street Parking Update

John Savaiko provided a recap of street parking; trending down after the holidays. Some neighborhoods have complained about repeat offenders. John reiterated sub associations have the authority to sign a towing agreement and once implanted, can tow.

Robert Moses showed a Community-by-Community Violation Grid over the past 6 months, for a grand total of 3,604 violations during a six month period.

Robert Garcia explained a new grid is coming so Presidents can visualize offenders, by locations, how many, and how many have resulted in fines. He would like that available in the next week or two.

Jaspar advised FPI explained they are having cell phone signal issues. John Savaiko asked Robert Moses to look into the issue.

Harvey stated that when residents come to the fining committee, 9 out of 10 times they are fined.

Discussion concerning receiving reports from FPI.

Robert Garcia says a list needs to be made of Presidents that are not receiving FPI reports so Danny can be advised. Robert Moses will reach out to the Presidents to see who is having issues.

## 3. Overflow Parking Committee Update

John Savaiko provided a report. They are working with a software developer on an app to manage the parking situation. Beta testing will take place with the app, starting on March 24<sup>th</sup>. Legal is reviewing regulations. Possibilities regarding certain hours, per resident, to utilize guest parking for a specific period of time. The app will be an overflow parking management tool. A resident parking in an overflow spot will get notification if they have overstayed their time frame, show vacancies, notify FPI, etc. In order to park in an overflow space, a residence has to be registered, and time frame of parking will be deducted from time allocated to each homeowner. Fining and towing will be a consequence for time frames not being respected. Once the app is up and running, it will be tested in two communities, beginning April 5<sup>th</sup>.

Robert Garcia expressed towing agreements should be entered into by sub associations with overflow parking.

He also expressed that currently the docs do not state consequences for overstaying in overflow parking. Until guidelines are changed, enforcement is limited.

#### 4. AT & I Concern Update

Meeting with concerned Presidents was held, via zoom, on 3/3/21. A list of concerns was put together and shared with all the communities utilizing AT & I Services and feedback. Final communication was sent to Oscar at AT&I on 3/15/21 with a deadline to respond by 3/22/21/. Following response from AT & I, a meeting will be set for AT & I to attend.

Steve Goldman expressed his disappointment with pool app. He was not able to register his wife. Robert Moses advised he will look into it. Robert Garcia asked Robert Moses how many people have signed up for the app. Robert advised there have been 97 registrations.

Andre wants to know about the WIFI community information. John Savaiko expressed his frustration with Comcast and connecting his community gate. Daron advised that as far as the courtesy outlets, we are several years into the contract, and he doesn't understand why this issue isn't resolved. Robert Moses will revive the issue with everyone. Daron advised that if there is a cable build out issue, that Presidents need to be aware of process.

#### 5. Proposed Aluminum Fence Guidelines

Tanya provided a recap.

What is currently allowed on Interior Lots: Wood, PVC, Aluminum Picket

What is currently allowed on Lake Front Lots: Wood (front of home only-perpendicular)  
PVC-Front of home only (perpendicular)

Aluminum Picket

Chain Link

Proposing to add Aluminum Privacy to all interior lots and only for the front of home (perpendicular) part of lake front lots.

Robert Garcia explained that this needs to be looked into. Tanya explained there are two types; Shadow Box and Board on Board

Pros: Aluminum fencing is versatile, affordable, and durable. Plus, it requires very little maintenance. You can easily install it yourself, but if you chose to have professionals handle the job, the cost won't be extravagant. Aluminum fences work well on sloped landscapes, and they come in a variety of stylish designs and colors.

Cons: Aluminum costs more than wood upfront, but because of the lack of maintenance, it will cost less in the long run. Not as strong as steel, aluminum fencing will stand up to most environments.

John Savaiko expressed that the approval of Aluminum Fencing should be sent to the Master Board for approval.

Cathy Balenovic provided a recap of upcoming Events and Contests.

Bill Bennet brought up the subject of sheds. Robert Garcia suggests bringing this up at the next Presidents' meeting as it is an important topic and there will be a lot of discussion.

## 6. Open Forum

Perla inquired about re-opening common areas. John Stevens said ordinances have not changed.

Robert Garcia advised we have to stay tuned to announcement from Broward County on April 6<sup>th</sup>. He advised that 18 and older can be vaccinated in May, so we are getting closer to possibilities of re-opening.

Daron advised other parks are open and can John speak to why we are closed and others are open. John advised recreational areas are closed, only passive areas are open in other areas. If pools are open, there must be full time staffing. He advised that SL is not prohibited from opening, but guidelines have to be respected as far as cleaning, seating, social distancing per CDC guidelines. It is not practical for us, as a private association, to handle that, and subjects us to liability.

Daron expressed that he sees comments that are not necessarily correct. John Stevens is quoting from Miramar website; a party of more than 10 people at your home is prohibited, etc. He advised there are still a lot of county and city restrictions.

John Savaiko asked about the community meetings. John Stevens advised the Annual Meeting can be held via zoom.

Lee brought up that homeowners are having work done and work orders are being posted on the property and that he, himself, received a violation from PPM because he had a building permit on his door, which is required by law. Robert Moses will handle that training issue.

John Savaiko thanked everyone for participating.

John Savaiko adjourned the meeting at 10:15pm.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs