

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Presidents Meeting

March 8, 2022 7:00PM

Virtual Meeting via Zoom

John Savaiko, President of Crystal Shores, opened the meeting at 7:05 pm and introduced himself and explained the purpose of the President's and Leadership Meeting. He reminded participants to mute themselves to minimize background noise. He advised he would make an effort to make the meeting as brief as possible to respect everyone's time. He reminded participants to share information with their community residents.

1. Blue Stream Fiver Update -Robert Moses provided a recap

a. Current Construction Status

The SilverLakes fiber network construction began on February 18, 2022 in Marina Isle-Phase IV.

Construction was coordinated to take place in both Phase 1-Pembroke Pines and Phase IV-Miramar, simultaneously.

Whereas the City of Pembroke Pines required permitting for this construction, the City of Miramar did not. In an effort to reduce delays, construction commenced in Phase IV while the permitting process was cleared with the City of Pembroke Pines.

Blue Stream's engineering team has submitted permits for:

Backbone construction along 178<sup>th</sup> in Pembroke Pines

Communities in Phase 1

2 of the 13 communities in Phase 1 have been permitted with construction scheduled to begin this month.

b. Upcoming Schedule

Construction Schedule as of 3/7/22-**Subject to change**

Phase 1

Coconut key- 3/31/22-4/22/22

Malibu Pointe 3/31/22-4/22/22

Las Brisas 4/28/22-5/20/22

Brittany Bay 4/28/22-5/26/22

Sunset Isles 4/28/22-5/10/22

Treasure Cay 5/27/22-6/20/22

Treasure Sound 6/16/22-7/6/22

Brittany 6/17/22-7/13/22

The Isles 7/7/22-7/25/22

Misty Bay 7/14/22-8/5/22

The Enclave 7/16/22-8/8/22

Treasure Shores 8/8/22-8/26/22

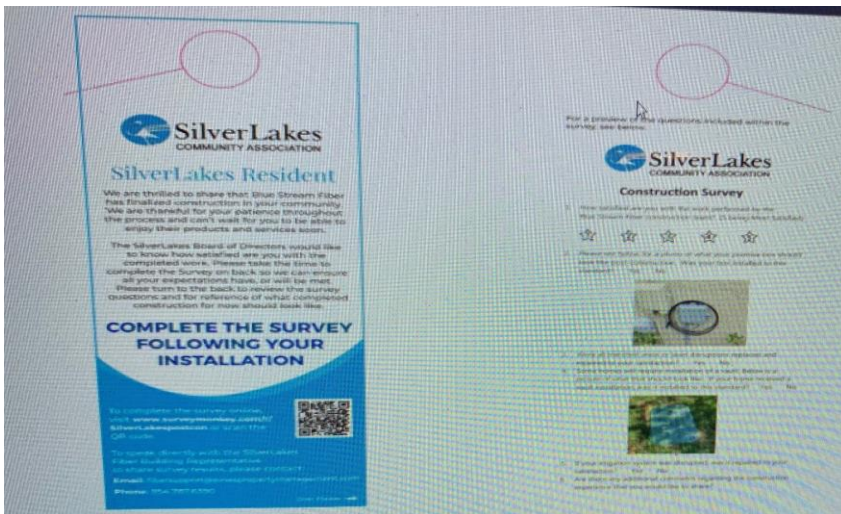
Bermuda Village 8/9/22-8/31/22

Phase IV  
Marina Isle- IN PROGRESS  
Pelican Sound 3/21/22-4/2/22  
Pelican Isle 3/31/22-4/2/22  
Marina Sound 3/31/22-4/2/22

Pre-Construction townhall meetings will be held with Board Presidents, in Phase 2 and Phase 3 and will be coordinated well in advance of any construction within the communities.

The Construction Corner can be found on the SilverLakes website at:  
[www.silverlakes.net/bluestream-fiber](http://www.silverlakes.net/bluestream-fiber)

- c. Post Construction Survey  
A Door Tag will be distributed to all residents.



Terrie asked if the Cable Committee is still involved with the Process.

Robert Moses said it could be brought up to the Board. He advised it is an ad hoc committee to select and vet a vendor. Robert Garcia concurred and advised PPM will oversee the construction moving forward. John Savaiko asked who is overseeing the process. Robert Garcia said there is a point person. There are weekly follow up meetings with Blue Stream. Terrie asked who attends. Robert Moses advised Blue Stream attends, Yara, and Robert Garcia. Odalys asked who the contact is. Robert Moses explained prior to her community build out, an email will be sent out with all the contact people.

## 2. On-Street Parking Update

John Savaiko provided a recap. He explained that cards were transitioned to stickers which has been helpful. Between Aug 2021-Feb 2022, there were 2,868 violations. There was an increase during the holidays, which was to be expected. He reminded Presidents that they can enforce a towing agreement in their community, if they chose to do so. Presidents should be receiving a violation report from PPM each month. You can see if you have a frequent violator.

Jaspar discussed an issue concerning a resident in his community.

Sandra advised her monthly report is missing violations. She advised she contacted FPI to sticker a vehicle and it was never done. John Savaiko advised this topic should be brought back to the On-Street Parking Committee for discussion. Robert Garcia asked Robert Moses to set up a meeting with FPI to make sure there is follow up when violations are called in.

### 3. Overflow Parking Update

Sandra Gakneras provided a recap.

The SilverLakes Overflow Parking Committee held a meeting on Wednesday, February 23<sup>rd</sup> 11 of the 18 communities with overflow parking were in attendance.

The following communities were not represented at the last meeting. Attempts to coordinate a presentation to discuss the proposed changes will be made.

Coconut Sound, Coconut Shores, Coconut Bay, Sapphire Bay, Coconut Cove, Sapphire Pointe  
Tiffany Cove

Community chair, Sandra Gakneras presented rules and enforcement procedures for the community Presidents to provide feedback on. The rules were subsequently emailed to all community Presidents with overflow parking, requesting any additional feedback prior to the 3/8/22 President's meeting.

Once finalized, the rules will be presented at the May SilverLakes meeting.

Robert Moses will attempt to contact the communities that were not present to get them up to date.

John Savaiko asked Sandra for a target date. Sandra advised the goal is to present at the May Master Board meeting. It will involve the investment in signage and communicating with residents.

Laura asked Sandra why there was a rush for the feedback that was due on Friday. Sandra apologized that she could not put all the feedback together due to personal reasons.

Robert Garcia advised it is imperative the missing 7 communities are involved and that is why he tasked Robert Moses to do so, to review process, app, etc.

Odalys advised residents have been providing negative feedback. Her community is not pleased with the idea of the app. Residents want to opt out of the app.

Andre asked if residents can be asked to share their email addresses. John Savaiko advised Community Presidents can ask. Rick suggested when PPM asked residents for emails, perhaps they can annotate if email can be shared with sub association. He also advised one box doesn't fit all and he says we're losing scope with overflow parking, swale trees, etc. Terrie thanked Robert Moses for looking into how we can share residents' emails.

#### 4. Homestead Exemption Violations-Update from legal-Robert Moses

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 310 failed to reply and clarify their rental or Homestead situation.
- Legal sent a follow up communication to those properties requesting additional information, with a deadline of 2/28/22.
- As of 3/7/22-82 have replied.

Next steps:

- The remaining 228 properties will be sent a pre-suit mediation notice with 20 days to comply.
- Investor-owned properties will be priority to be completed by 3/16.
- The remaining communications will be sent out by 3/31.

John Stevens advised he is working on a pre-suit mediation notice that needs to be sent to resident's current address and last known address which takes time. Laura asked if we are assuming the 228 are rented as far as the cap. John Stevens replied affirmatively. Laura wanted to know if there was a way to be notified if a lease has been submitted for her community. Robert Moses said he will look into it.

Rick advised he has a small community and was surprised he had three homeowners who were not homesteaded. Rick wanted to know about opting out of the lease process with PPM. Robert Moses advised as long as Sunset Isles signs off on a Hold Harmless Agreement and their process is not more restrictive than the SilverLakes lease agreement, then his community can opt out. Jaspar inquired about short term rentals. Robert Moses looks monthly for short term rentals in SilverLakes. John Stevens said if no one is willing to put their name on an affidavit concerning residents renting rooms, etc, it is hard to enforce the covenants.

#### 5. Annual Meeting Protocol

Sub Association Annual Members Meeting scheduling in the current format is very scattered, making it time consuming to organize and ensure compliance with State regulatory statues.

This is resulting in:

- Scheduling conflicts with managers, Board members and legal
- Reduced time frame for mailing notices

Management and legal are recommending:

- Scheduling all sub-associations annual meetings to a specific day and month of the year, to take place at the same time every year.

- Schedule all annual meetings to take place between January and August. This will help accommodate Budget meetings and reduce conflict with budget preparation.
- Approve mailing of Annual Meeting notices 4 weeks in advance of the meeting, providing residents with additional time (to be received at least 2 weeks prior to the schedule meeting).

John Stevens advised that some sub associations should not even be functioning, as Annual meetings are not held correctly. John Savaiko asked how we can be more proactive with communities that are not participating. John Stevens advised that is why pre-scheduling meetings should help.

Andrea asked if notices can be emailed. John Stevens said they still need to be sent by regular mail unless residents sign off that they are fine with receiving notice via email. Annual meetings and budget meetings are required very year.

John Savaiko advised that some Presidents prefer a return to in person meetings. John asked for feedback. Laura would like to see both, but that in person is preferable. John Savaiko asked Robert Moses if it is possible to do a hybrid type of meeting. Rick thinks virtual is helpful. Hybrid would be great. Terrie agrees with Laura and Rick. It is time to have in person meetings. Other participants agreed with Laura via chat. John Savaiko advised schedule might have to be accommodated due to lodge availability. Terrie suggested bringing up in person meetings at the next Master Board meeting. Terrie asked if it could be added to the agenda. Rick recommends keeping President's meetings virtual and Master can be hybrid. Andre prefers virtual for President's meeting, but Master be hybrid. Jasper agrees as well.

#### 6. Swale Tree Update-Robert Moses

##### a. Expected evaluation completion date

- Swale Tree Maintenance evaluations were expected by the end of February 2022. The paving project resulted in a large number of tree replacements which has extended the evaluation effort through the end of March.
- Tree maintenance will be scheduled to begin no later than May, with completion by December.
- Maintenance schedules will be disseminated to all community Presidents prior to commencement of work.

Odalys had a question about the older trees with large roots and Blue Stream construction.

Robert Moses advised Blue Stream will not be removing trees.

Swale Tree maintenance is taking place on swales only. Robert Moses said residents with root issues on their property should reach out to PPM.

John Savaiko asked about decorative plantings around trees on the swale. Robert Moses will pull up guidelines regarding this issue.

7. Renter/Resale Report Update-Robert Moses

- Rental and resale reports were set up to generate automatically at the beginning of each month. This was coordinated to ensure a timely and consistent process.
- The automated reports generated by our system are currently lacking information requested by the sub-association Boards.
- PPM is working with our software developer to integrate the requested changes as expeditiously as possible.
- Until such time as the changes can be integrated into an automated process, reports must be manually created to include the requested information.
- April 2022 reports will be adjusted. Please allow additional time while the reports are properly generated.

John Savaiko asked Robert Moses to ensure Odalys is receiving this report as well as Estoppel reports.

8. Community Affairs Recap

Cathy Balenovic provided a recap of past and current events and contests. She advised Ripples is no longer being mailed out. It is available via email blast and can be downloaded/viewed on the SilverLakes website.

Flag quotes will be brought up at the March meeting and Holiday decorations at the May meeting.

Daron Fitch advised he is leaving SilverLakes. Everyone expressed their sadness about Daron's departure. His commitment to SilverLakes has been invaluable.

9. Open Forum

Patty asked if April assessments are in the mail. Robert Moses replied affirmatively.

Meeting adjourned at 9:10pm

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs