

# SilverLakes Community Association

*A Corporation Not-for-Profit*

Presidents Meeting

April 16, 2024 7:00PM

via Zoom

In attendance:

Robert Moses

Mabel Barrios

John Savaiko

Luis Espino

Laura Santiago

Carl Hellmuth

Jasper Briggs

Ailyn De Jesus

Rick Rundell

Ed Gato

Greg Waltz

Joe Paggi-Stevens & Goldwyn

Al Salvi

De' Barbadaes

Eric Appel

Octavio-Las Brisas

Perla Ruiz

Tanya Tarantino

Terrie Allison

Andre Gonzalez

Viviane Wardlaw

Ileana

Liliana Lafaurie

The meeting opened at 7:05pm. Chair Rick Rundell, had technical issues. Robert Moses and John Savaiko facilitated.

John asked for a moment of silence, in memory of long time Master Baster Board Member and Emerald Springs President, Ray Whittier.

## 1. Insurance Renewal Date-Gregory Waltz (Mack, Mack and Waltz)

Gregory Waltz Discussed changing renewal dates. He explained that logistically, it is not recommended. There would be a 10% short term cancellation, and premium refunds can take up to 30-40 days. He also explained new annual premiums would need to be paid and that some subs finance their premiums.

He advised many clients want a Jan 1st renewal date. Regardless of policy, renewal quotes are sent out 3 weeks prior to expiration.

Eric Appel asked if one sub could change. Greg said yes, potentially, but all subs wanting to change would be unmanageable. Eric will speak to Greg directly later in the year.

Greg reiterated it better to extend a policy and it is always advantageous to lock in rates for a year as there will be increases at every renewal.

## 2. Security Evaluation Form

Robert sent everyone the link to the form.

The evaluation form is for Board Presidents only.

Tony Perez introduced himself and advised he had been appointed to the Security Committee and he would present the recap as Ivan is on vacation. He advised the evaluation form is a work in progress.

He also advised that FPI is onboard, and they welcome the feedback to better serve SilverLakes.

He reviewed the details of the form and asked if he could have feedback for Q1 (Jan-Mar). Robert Moses will send Presidents a reminder to send feedback by the end of this month.

John Savaiko advised there will be evaluation forms for the Landscaping and Property Management Oversight Committees as well. John thanked the Security Committee for their hard work creating the form.

## 3. Management Update

### a. Street Parking Violations

- Street parking violations resumed at the beginning of March 2024. SilverLakes rules provide that vehicles parked on the roadway in excess of 3 instances within a 6-month period are fined up to the statutory maximum.
- If a vehicle cannot be tracked to a property owner, the owner of the vehicle will receive a communication, warning the vehicle owner that future occurrences will result in immediate towing of the vehicle at the owner's expense.

### b. BOD Violation Drive Around

#### i. Rental Property Procedure

- Management toured the property with the Board of Directors on April 6<sup>th</sup> to review the community's violation expectations. Management was directed to prepare a plan to address rental homes by contacting the rental home management team, and coordinate a site visit to address immediate concerns.
- A similar approach will be deployed to address owner occupied properties in deteriorated conditions.
- A communication to all residents is being prepared and expected to be disseminated by the first week of May, detailing immediate concerns for all residents along with an expected enforcement action date.

Robert Moses advised the BOD has directed PPM to address rentals differently.

DE 'discussed issues at Las Brisas. Robert will coordinate with Legal and make sure the Property Manager keeps De' in the loop.

Laura advised there is a lack of communication between PPM & Legal concerning rental properties.

Joe, from Legal, said they can tighten up time frames and make improvements.

John encourages leadership to engage their community.

All sub-Presidents would like a list of rentals in their communities.

c. BOD Portal

Robert advised there will be a BOD Portal Webinar on May 9<sup>th</sup> at 6pm.

An invite will be sent to BOD members.

d. Erroneous/Duplicate violation and mod letters

Robert advised the implementation of the new system resulted in the unintended escalation of violations on 2/23/24. After careful review, it was determined that 175 violations were unintentionally escalated to a fine hearing notice resulting in 350 total letters (regular and certified) being sent prematurely.

- The cause of the escalation has been identified. Management is working diligently with the software developer to integrate changes to the software's escalation process. Violations are being individually reviewed prior to any action being taken. This is resulting in a delayed inspection process. We appreciate the leadership's patience as the kinks are worked out.
- SilverLakes will not incur any expense for the incorrectly mailed letters.

Laura also mentioned she received a duplicate modification approval letter. Robert advised that was a user error and 5 duplicates were identified.

#### 4. Blue Stream Repairs

John asked everyone to inspect their communities. The deadline to give all final repairs to Blue Stream is April 19<sup>th</sup>.

Robert Advised a communication was sent to all residents and Board Presidents requesting any pending construction damages that are yet to be corrected. Deadline for submission by residents is April 19<sup>th</sup>.

The Board is requesting that all neighborhood Presidents help spread the word one last time. PPM is providing all the concerns to Blue Stream to confirm compliance prior to signing off on permits.

Gates were discussed. Robert will provide Blue Stream business number for gates.

De' advised she has no Wi-Fi at gate/Las Brisas community park. Robert will look into the issue.

#### 5. Community Events

Cathy provided a recap of past and upcoming events and contests.

#### 6. Open Forum

Andre would like a copy of his individual subs contract with PPM.

He would like to read the contract.

He advised he would like better communication with PPM and shared some incurred expenses for Grande Cay because of Blue Stream and a lack of communication from PPM.

Robert advised he will speak to his team.

Laura asked Robert to communicate to subs about the new pool parking signs.

Robert advised he will coordinate.

Rick, the new chair, was able to log in and thanked John Savaiko for the opportunity to Chair the Presidents Meeting forums. He advised he has appointed Edie Gato as Vice Chair.

Eric would also like to read his contract with PPM and see a table of billable rates.

Sidewalk repair was also discussed.

John reminded leadership to bring feedback to, and bring feedback back, from residents.

Meeting adjourned at 8:27pm.

Respectfully submitted,

---

Cathy Balenovic  
Community Affairs Director