

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

May 17, 2022 7:00PM

Virtual Meeting via Zoom

John Savaiko, President of Crystal Shores, opened the meeting at 7:04pm and introduced himself and explained the purpose of the President's and Leadership Meeting. He advised he would keep the meeting brief as there is a hockey game and basketball game on tonight. He reminded participants to mute themselves to minimize background noise. He reminded participants to share information with their community residents. He advised Overflow Parking would be discussed at the end. He advised the decision was made to postpone in person/hybrid meetings by the Master Board. He was not consulted, and he feels, as well as other Presidents, that there should be in person meetings as there are no mitigation procedures from Broward County. John advised the President's virtual meetings stifle interaction. He feels the Presidents should be involved in these decisions.

1. FPI Follow up

FPI calls should possibly be sent directly to dispatch.

Terrie Allison feels this is the way to proceed as there will be more documentation. She suggests trying this process.

Alex from FPI prefers this process with resident calls going to dispatch and a log can be kept.

Discussion concerning gathering data.

John Savaiko recommends this process be brought to the Master Board.

Sandra recommends reminding residents what to contact FPI for vs the Police.

2. Swale Tree Maintenance Discussion and Q & A

Robert Moses advised the evaluations concerning the Swale Trees were completed.

John Harris advised anyone can follow up with him.

John advised 550 trees were removed last year during the paving project.

They coordinate with the Cities of Pembroke Pines and Miramar, and with PPM Property Managers.

56 hazard trees have been identified, especially Laurel Oaks, that are in the evaluation.

7,077 work items are listed.

Maps and worksheets are available for Presidents.

The database will also have everything listed.

Landscape/maintenance damage is also being shared.

The main priorities are crown reduction on larger trees, trees lifting sidewalks, etc. and recommended plant palette for the swale areas.

Discussion about who is responsible for landscape maintenance, fertilization for example.

3. On Street Parking Update

John Savaiko discussed how violation stats are continuing to decline with the newly implemented stickers.

Robert Moses tasked with an Action Item to pullup separate stats for Presidents of sub associations for individual monthly stats.

Lengthy discussion concerning Guest and Swale Parking.

John advised the problems we first encountered when this policy was initiated is significantly better now.

4. Community President Reports

Robert Moses reviewed the monthly reports that Presidents should be receiving; Violation report, common area inspection report, architectural report, financial statements, and resale reports.

5. BCPA violation update

Robert Moses explained PPM has been going through BCPA for homestead exceptions. For the rental program, anyone renting their home in SilverLakes must have a rental agreement in place.

The Attorney has about 300 homes they are contacting. The Association is trying to identify unapproved rentals. Residents should report illegal short-term rentals, ie Airbnb's.

Ed, from Bermuda Village, feels homeowners do not need to reveal if they have homestead or not.

Counsel advised 300 letters were sent to homeowners. 100 Homeowners have responded and complied.

Laura Santiago explained they were over the 10% rental capacity; a corporate rental was still re-rented. Counsel advised a new lease would bound by the 10% rule.

6. New Resident Seminar

Robert Moses advised over 140 people have signed up and the seminar was promoted via email blast, website, tv channel and social media. Any resident can attend. The seminar will review how the Association is set up.

John Savaiko thinks it's a great idea for residents and Board members as well, to review how SL governing docs are set up.

A resident asked if there would be a power point of the seminar for those who cannot attend. Robert Moses advised that can eventually be done.

7. Overflow Parking Update

Sandra advised that there was a vote at the last meeting to approve the recommendations; the votes were 4 yes, 11 no, and 5 did not reply.

Therefore, Sandra worked on new recommendations. She will present and request feedback via emails.

- Change regulations at Master Board level.
- Spaces are repurposed as visitor/guest or overnight
- All homeowners need to register their vehicles via car registration
- They would have a decal with a code that would need to be displayed in the same area for all cars.
- Each home will have 2-3 hanging guest passes for guests. They can use them for up to 24-48 hours. If they exceed that time frame, they will be subject to towing.
- Vehicles must display passes at all times or be subject to towing.
- Overnight parking would be after 9pm to 7:59am, on a first come, first serve basis.
- Vehicles without decals or guest passes will be considered abandoned and subject to towing after 12 hours notice.
- Homeowners will accumulate violations per address, not vehicles.
- Towing costs will be the responsibility of the homeowners
- Signs will be posted at entrance of communities with visitor/guest parking
- The costs for signs, decals and passes would be reasonable. Half the investment of the original recommendations. Total investment of 31K divided by 19 communities.

Sandra believes this will push homeowners to make other arrangements, ie clean garage, etc.

Lengthy discussion ensued.

Sandra reiterated that the recommendations were just recommendations, and that feedback is welcome. She reiterated that she tried to create an equal opportunity for guests.

John suggests revising the committee and opening up the committee to the 19 communities impacted and brainstorm.

Robert Garcia advised that Sandra and the Committee are still working on this issue and made all efforts to have all 19 communities involved.

John Savaiko agrees that all stake holders should be involved.

John thanked everyone for participating and reminded everyone of their responsibilities to bring info to residents and to also bring forth feedback from homeowners. John thanked Daron for his service.

Daron advised he saw on Next Door that Xfinity went out and Blue Stream was blamed. Robert Garcia advised it was an issue with FPL.

AT & I cameras were discussed. Robert Moses will coordinate with AT & I.

John hopes the next meeting will be a hybrid meeting. The next Master Board Meeting is scheduled for May 24th.

Meeting adjourned at 9:53pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs