

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

July 13, 2021 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:08pm and thanked everyone for attending. He explained the purpose of the meeting and welcomed Leadership. He emphasized the purpose of the Presidents ' Meeting is to provide feedback to the SilverLakes Master Board. There is an agenda and open forum at the end. He thanked everyone for attending and wanting the best for the community.

1. SilverLakes Community Clubhouse

Robert Moses presented the Proposed Plan for a SilverLakes Club House. He presented site layout, preliminary timeline and costs, financing and funding.

John Savaiko asked participants to keep comments to a minute or less as we open for questions/comments.

Carlos: Question as to whether an inquiry was made to purchasing current Masons' lodge and are special assessments forecast.

Robert Moses advised the Masons were contacted and are not interested in selling and no special assessments are forecast.

Colleen: Why is this in front of the Presidents so late in the game.

It appears there has been secrecy.

Robert Moses explained there was a lot of footwork that needed to be done to see if the proposal was feasible. A lot of information was put together so the proposal was comprehensive. It will go before the Master Board next week. Voting members will need to approve the loan. A number of meetings have to take place for the project to move forward.

Armando: Worried about cost overruns and would like promise of no assessments.

Perla: echoes Carlos, Colleen and Armando's comments. It appears everything is set up for BOD approval. She would like to advise her residents and get feedback. She concurs that she is concerned about a special assessment as construction costs always go over.

Robert Garcia shares everyone's concerns concerning costs and that is why all elements were looked at to avoid assessments. There is a contingency fund for cost overages. He also advised the current estimate has been generated in the current construction environment. Costs have escalated during the pandemic. The prediction is costs will stabilize and even decrease. 2023 is when construction is slated to start, so the constructions costs may be lower.

Bill has not heard of this plan or who originated the idea.

Robert Moses advised this topic has been around for several years.

Bill advised that he never heard this issue discussed.

Robert Moses advised the Board initiated the idea.

Robert Garcia advised that at this point all that has been done is to look into whether the concept could be done and if it could be done, at a reasonable cost without assessments.

The idea cannot move forward without a vote of the voting members.

Tonight is meeting #1.

Robert Garcia advised there is some urgency in getting the project approved, but Presidents should have time to discuss with whomever they wish.

Robert Garcia advised that all that was done behind closed doors was to see if the project was feasible and get an idea of cost and now discussion is whether everyone is interested in the idea or not.

John Savaiko advised the original club house was a sales center for SilverLakes. The BOD had the opportunity to purchase the club house, but the decision was made not to purchase the building. John advised it was always challenging to work with the Masons regarding events at the park.

Bill mentioned no resolution was made at previous meetings about a fact finding mission. If this is Meeting #1, we should not be pushed into making a decision quickly.

John Savaiko advised this is an opportunity to share feedback.

Vivian talked about parking spaces. What if site is not finished when PPM's new contract is up. What does Vicki think of the finances side of? Has Vicki been involved of the finances? Vivian say if Vicki has approved it, then she is comfortable with it. She doesn't appreciate that the project has been rushed and only tonight is being unveiled.

De's concern is if we didn't buy the existing lodge years ago, what changed. Terrie advised for 25 years she has talked about not having a club house. Jan 1996, the builder did not turn over the lodge to the HOA. There were only two voting members at that time. The purchase of the club house was 400K which included the parking. Al Guinta and Steve Goldman argued the building was old and needed a lot of repairs. Terrie asked at that time, if residents could be consulted as everyone thought it was to be SilverLakes' clubhouse. However, the decision was made by the two voting members at the time to not purchase the lodge. It was subsequently sold, with the parking, to the Masons.

John Savaiko advised after the Masons purchased it, they renovated. Terrie advised the parking was sold from under the residents.

De' voiced concerns about Treasure Cay and their home values with the construction of a new club house.

Cathy provided information about hardships about holding events in the park.

George advised he is concerned for cost overruns and additional assessments. Since this is public now, feedback should be obtained from residents. Is the club house really needed?

John Savaiko advised it is logistically impossible to poll all residents. George advised it could be similar to the Rental Agreement to obtain feedback. George feels a survey should be done. George likes the idea of potentially having additional revenue from the club house after loan is paid.

Perla: also agrees residents should formally be advised that this idea is on the table and doesn't know if that could be decided tonight. She also shared that corporate real estate is declining and if PPM is to rent, it should be written in the contract.

Robert Moses advised that from PPM's perspective, the office space being more embedded in the SilverLakes community is better from a business perspective and the size of what is being proposed works for them.

Robert Garcia advised that any company bidding for the Property Management contract would have to commit to leasing the second floor.

Perla reiterated residents should be advised.

John Savaiko asked Robert Moses when their current contract expires; Dec 2023 (current contract with SL is five years) and also their current office space lease expires; Dec 2023.

John Savaiko asked which Presidents feel information should go to owners. He advised Presidents should take this back to their communities for feedback.

Discussion on how to contact homeowners.

Robert Garcia advised an email could be sent out with key points. He feels two weeks is enough to respond to a survey via email.

John Savaiko feels a valuable sample of feedback can be obtained in this fashion.

Robert Moses advised he can get the survey out after the Master Board meeting.

John Savaiko suggests reconvening on Aug 3rd for a special President's Meeting regarding feedback concerning club house.

John Stevens advised that 2 issues had to be done privately. The first was feasibility regarding easements, agreements with West Broward Hall, etc. Discussion did not want to be opened up until that was looked into. And a discussion had to be conducted with the Masons so they did not think SL was interfering with their contract.

2. Modification Guidelines

a. Exterior Lighting

Robert Moses presented the Exterior Lightening Guidelines-Proposed Language

Exterior structure, landscape, or other lighting may be installed with prior Modification Committee approval. Exterior lightening should comply with LEED and Dark Sky Lighting standards for residential homes.

Lighting used on the exterior should be warm white, when possible.

Exterior lighting fixtures shall be designed and shielded in a manner so that the fixture does not directly illuminate on adjacent residentially zoned property. Fixtures should be of a type or adequately shielded to prevent glare from normal viewing angles.

Lighting fixtures shall not produce sufficiently greater luminance in an area resulting in reduced visual performance and visibility.

Lighting fixtures shall be installed no higher than 15 feet above grade.

Landscape lighting fixtures shall be directional onto landscape features and must be furnished with shields, louvers, and/or lenses to ensure that the direct view of the lamp source is reduced.

Timers, photosensors, or alternative controls shall be installed to reduce or eliminate excessive lighting when it is not needed.

All exterior lighting must serve an intended and approved purpose. Excessive lighting contributes to glare, light pollution, and detracts from the exterior aesthetic design of the homes in our community.

In no event shall any exterior lighting exceed 1 Footcandle (One foot-candle is one lumen per square foot) on any side of the property.

These guidelines are applicable to the addition of exterior lighting not originally supplied by the builder, ie., garage coach lights, entrance/original door lights, flood lights.

Patty advised pictures of an overly illuminated home were submitted July 16, 2020. This violation was never addressed.

Robert Garcia advised that there has to be a set up standards for that requirement as well as looking into what is done in other communities regarding lightening standards.

Discussion concerning lighting.

No Presidents were opposed to moving Proposed Language to the Master Board.

3. Street Parking Update

John Savaiko provided violations data from Jan-Jun. There was a spike in March, but John doesn't know why. The other months have factored under 400 violations per month. The program has been targeting repeat violators.

Ricardo advised he calls FPI with vehicles on swale and on street and there is not enough enforcement. Ricardo wants feedback on the habitual offenders.

John Savaiko asked Ricardo to call him or Robert Moses tomorrow to rectify this.

Robert Garcia asked Robert Moses to forward information to Presidents with violation information. FPI is setting up software to track everything and new violation report will be forthcoming.

Robert Moses will contact Ricardo for follow up.

4. PPM Office Opening Plan

Robert Moses presented the PPM Office Opening Plan.

Office will reopen on Monday, August 2, 2021 on a limited schedule.

Office days for the initial opening will be 3 days/week (Monday, Wednesday, and Friday) by appointment.

Appointments can be scheduled at:

Via email at support@pinespropertymanagement.com

Phone (954) 438-6570

Online chat: www.pinespropertymanagement.com during office hours

This schedule will be re-assessed prior to the September Board of Directors meeting to communicate any proposed changes.

Cathy Balenovic provided recap of contests, events, 30th Anniversary and Spotlight on Original Owners.

5. Open Forum

De': Question about the swale tree maintenance plan. She advised it is hurricane season and many of the trimmed trees fell during the storm and they were not staked.

De' says the plan needs to be reconsidered. Robert Moses provided a recap.

Vivian echoes De's feedback.

Ricardo started the Presidents were supposed to receive the arborist report. Robert Moses stated he sent Ricardo the report. Robert advised Earth Advisors is still working on the software.

Patty advised quarterly statements are still arriving late. She said we used to have both statements sent together and now they are sent separately and are late. Robert Moses advised statements were sent separately. He advised it is complex to put together all statements when work flow is changed, in this case a magnet was added, and therefore the work flow was disrupted.

Bill asked if there is a double charge if statements were sent separately. Robert Moses said there will not be an additional charge for printing/postage. Bill also advised the latest statement is not a statement, but an invoice as it does not show balance. Robert Moses says the statements are outsourced through a mail house and he is hopeful we can revert back to original mailer by the end of the year. Bill also said homeowners are suffering from late statements and invoices, not statements.

John Savaiko thanked everyone for their participation. He reiterated how valuable everyone's feedback is and to stay engaged with their Master Board members. He also invited Leadership to join the SL Leadership forum on facebook. Laura posted the facebook link in the zoom chat.

John Savaiko advised the next President's meeting will be Aug 3rd regarding Proposed Club House.

Robert Garcia thanked John for everything he does for the community and to all the leadership members as well.

John adjourned the meeting at 10:10pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs