

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

September 14, 2021 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:04pm and thanked everyone for attending and spoke of the 20 year Anniversary of September 11th. He introduced himself and 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, volunteering, and wanting the best for the community.

1.Sub Association-Estoppel Review

Robert Moses advised that Community Leaders would like to be advised about Estoppel. This would be helpful for violations, etc. Robert said he can set up a process to send notices to Presidents or their delegate. There is a time frame for Estoppels.

John Savaiko asked if there is any feedback. Feedback was positive. Presidents would like to know who is moving in and out. John Stevens reiterated that there is often a short statutory time frame for Estoppels turn arounds.

Estoppel Review: Property is being considered for sale.

Lease or Hud/Warranty Deed must be presented before gate codes can be programmed

John Savaiko advised he used to receive an Owners Report, but it was hard to decipher who was new to the community.

De' Barbadaes advised she would love to receive this report quarterly.

Tanya advised she could spot violations in advance.

Short Sale is the same process.

Foreclosures do not request an estoppel letter.

John Stevens says the first mortgagee takes precedent to the Association. Lots of foreclosures are already in liens with the Association.

There is an Estoppel fee, mandated by State statute, through the Title Company.

Renters can be included with the report that PPM will distribute.

John Stevens reiterated that short term home rentals are not permitted in SilverLakes. Neighbors should report irregularities.

Robert Moses advised he will be having a meeting with his team. New reports can be implemented in a few weeks.

2. Overflow Parking Update

John Savaiko advised there is a lot of misinformation on Next Door. Encouraged Presidents to be advised as to what is discussed.

Jaspar advised the overflow parking app is fully operational.

Dry run should be held at the end of September.

Recommendations for the Master Board will take place at Oct 18th BOD meeting.

De' Barbadaes advised Las Brisas does not have overflow parking. She advised a resident on Next Door has been saying everyone will be charged for the app. Robert Moses explained everything needs to go before the BOD. The discussion has never been for this expense to be taken on by communities that do not have overflow parking.

Robert Garcia explained the cost of the development of the app is absorbed by the developer as they might be able to market the technology to other communities.

Steve Goldman asked about the period of time where bugs will be worked out before the first of the year. He asked if there is a possibility that the app will not work. He thinks in his community, only the people who live close to the overflow spaces will be able to use it.

Robert Garcia reiterated the goal is to prevent abuse by the same homeowners.

Committee will present the process so comments can be made by the Presidents of communities affected.

Steve Goldman wanted to know about the funding structure. Robert Garcia explained the charge will be minimal, but it can be looked into.

Laura Santiago explained it is hard to let residents know when there are no talking points concerning the app.

Robert Garcia asked Robert Moses to let all Presidents from overflow communities be advised when meetings are being held. He will also ask Sandra, the Committee Chair, to put together talking points with latest developments so residents can be advised.

Carlos Maristany, from Emerald Springs, wants to know if they can have an opt out. Robert Moses responded that opting out is not an option. He said more restrictive rules can be enforced, but opt out is not possible when rules have been established by the Master Association.

John Savaiko thanked Sandra, Jaspar and the Overflow Parking Community.

Steve Goldman asked about cars not belonging to SilverLakes in overflow parking. Robert Garcia advised that is being addressed.

Patty wants to know how this will impact FPI. Robert Garcia said the app will be very efficient for FPI. The next two weeks will be the test period using the app. Feedback will help with implementation.

3. Modification Inspection Process

There has been some concerns about the close-out inspections. PPM shares the concerns. Robert Moses said team is reviewing inspection criteria for improvement on this issue.

4. Community Sidewalks

Sidewalks are being inspected as part of hazardous tree removal. Condition of sidewalks are also being annotated. Reviews are taking place as well.

Laura Santiago asked if all communities are being looked at. Robert Moses advised that for the moment, it is just hazardous tree communities.

Bob from Pelican Cay: When trees are removed and damage is caused to sidewalks, is the removal company responsible for that?

John Stevens advised that the company removing the trees will not be responsible for damage to sidewalks, but it will be fixed during the process. The expense will be the Association's.

If the sidewalks crack from the removal company equipment, they will have to pay, if the roots from the tree damage the sidewalk, the Association will have to pay.

John Savaiko expressed he was under the impression it is the homeowners' responsibility to repair sidewalks regarding violations. Robert Moses advised he is looking into this as a larger project for the Association due to the magnitude of it. It is a topic for further discussion.

Harvey Harris asked how residents will be notified regarding tree removal. Robert Moses advised there has not been direct notification to residents, but to sub board in advance. Harvey advised homeowners want to be home when this work is done. Robert Moses advised hazardous removals are handled differently. In this case, homeowners will be advised.

Vivian Wardlawb said there are random green dots on sidewalks. Robert Moses advised it's for eventual repair. Robert Moses advised anything above a 1/4 in lift is a trip hazard.

Robert Moses says this is exploratory at this point. Vivian said please let us know. Robert Moses says there is no charge for the green dots.

Steven Goldman asked if anyone will be supervising the company inspecting the sidewalks. Robert Moses explained that if the work is to advance, there will be a supervisory process.

Cathy Balenovic provided recap of Commemorative Cove, contests, events, and 30th Anniversary celebration.

John Savaiko asked the BOD for a return to outdoor events and in person meetings.

5. Open Forum

Tanya Tarantino asked for an update to color choices.

Ricardo Iglesias said the lakes have a lot of growth and are unsightly. He would also like to return to in person meetings. Robert Moses explained the Delta variant is still a concern, but it will be taken under consideration.

Laura Santiago advised she put together a spreadsheet in her community with what homes she thinks are being rented and if it's accurate, she said she's at 14% rental in her community. She also advised that the buyer of a recent home was Zillow.

Robert Moses advised if an updated lease has not been provided, a violation will be issued.

Andre was looking through the minutes of July 13th and asked why President's minutes no longer posted.

He also asked what actions are taken concerning commercial vehicles. Robert Moses advised the process.

Ray Whittier wants to know if the quarterly statements will reflect the cost of internet service with taxes and fees. Robert Garcia explained the statements are a complicated process for the Association. Robert Moses said he can get the information to Ray and to anyone else who requests it.

Ray said for tax purposes it would be helpful to have a statement with the cost of internet/taxes.

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

Andre explained the FPI email mailbox is always full. August 17th was the last time he received an update. Laura Santiago has not received an email since May. Robert Garcia asked Robert Moses to invite FPL to the next BOD meeting on Sep 23rd and to make sure that all Presidents emails have been confirmed.

John Savaiko said he is concerned with Everglades and weed management. He would like them to be more proactive with their quality control. Robert Garcia feels the abundance of rain might be contributing to that situation and they need to reevaluate their weeding schedule.

John Savaiko thanked everyone for attending this evening.

Meeting adjourned at 9:03pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs