

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Presidents Meeting

September 15, 2020 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:03pm.

He reviewed the purpose of the meeting. He requested a cap of 2 minutes for all comments to ensure the meeting would not be too lengthy and give everyone an opportunity to speak.

## 1. Proposed Rental Amendment Results

Robert Moses provided a recap of the results.  
The next step is the Voting Board for Approval.

Steve Goldman referred to the July BOD Minutes advising issue was tabled until next BOD meeting.

## 2. Overflow Parking Regulation Update

Sandra provided a recap from the committee. She advised it appears to be the same residents using the spaces; as well as nuisance cars and cars with expired tags.

The Committee will present proposals to the BOD for 2021.

## 3. On Street Parking

### a. Leaving a Note

John Savaiko reviewed recent stats and advised the strategy has been working. He reiterated that at no time is on street parking permitted in SilverLakes.

The suggestion of leaving a note on vehicles is a courtesy to FPI, but not permission to park. Parking is still not allowed 24/7.

FPI should be providing the Presidents recaps.

Jaspar questioned repercussions for repeat offenders.

John Stevens reviewed the process of \$50 fines, then \$100, up to \$1000.

De' advised that certain addresses are repeat offenders. John Stevens advised De' to contact Robert Moses at Pines Property Management to expedite the process.

Sandra suggested that if the same residents continue to amass violations, that their vehicles be towed, that the minority of residents might need a different consequence to abide.

Robert Garcia asked John Stevens to give an example about a recent resident with violations. John advised an SL resident had repeat violations with 10 or more cars in front of the residence. Reminders, cards, citations, notice and fines were given, 4 violations-pre suit mediation with 20 days for the resident to attend resulted in a fine levied against the homeowner for 30K. The resident has removed all the vehicles from the residence. They have an outstanding judgment of 30K.

John Stevens reiterated the process that residents who consistently violate the rules go to mediation and then litigation.

#### 4. Proposed Modification Guideline Changes -moved to next meeting.

#### 5. Comcast Town Hall

Robert Moses advised Xfinity changed the platform to sign in for the meeting and residents will be advised.

Ray questioned the double bulk. Robert Moses explained that is for Internet and Cable.

Vicki questioned the purpose of the meeting.

Robert Garcia provided why the Town Hall meeting was organized. He explained since many students are online learning at home and many are still working from home, it was imperative to make sure Comcast was providing the service we contracted for. He advised the contract requirements were reviewed. A survey was sent out to residents and 300 responses were received. 12 main questions will be asked at the Town Hall meeting.

He also advised that using the Xfinity app is very helpful.

Steve Goldman advised he had an issue with his equipment and replacement equipment was sent directly to his home.

#### 6. Open Forum

Carl asked about follow up for a resident in The Enclave. Robert Moses explained the resident met with the BOD and an answer was sent to her.

Terrie had a question about colors being approved for impact doors and windows and process was discussed with Modification Committee.

Rick advised he thinks all Presidents should provide their contact info. As it currently stands, only 21 of 39 Presidents have provided that information. He feels this is important for sharing vendors, discussing issues, etc. He also feels the Master Board should share their contact information.

Vicki concurred.

Robert Garcia advised he responds to residents who contact him, at least 50 emails a week.

John Savaiko encourages engagement of Presidents with their Community, Voting Rep of their Group and Master Board.

Terrie expressed that she feels the forum of the Presidents Meeting is the place to discuss issues, not behind the scenes.

Robert Garcia advised there should be complete transparency with committees. Residents who volunteer their time on committees should not be obliged to provide their contact information. Their privacy should be respected if they do not wish to provide personal contact information.

Cathy Balenovic advised of contests, activities and upcoming virtual events.

Carl praised John Savaiko on the time management of the meeting.

Harvey asked for a recap of the pool project. Robert Moses advised the fence is in the process of being installed, albeit some weather delays. The access project has been permitted. The electrical conduit has been installed and will be inspected by the end of the week. The access panels have already been installed on the restrooms and will be installed next on the entrance gate.

There was fob discussion.

Paving update

Rental agreement/voting meeting

Jasper asked about re-opening the community pool. John Stevens advised that as long as there is an emergency order, SL can not adequately comply, and liability would be significant. Florida has not passed Tort Reform for HOA/Condos to protect against litigation. John Stevens recommends keeping pool/common areas closed.

Arborist discussion.

Robert Skopa discussed overflow parking and how this affects FPI.

He reiterated that it is important to be realistic about what guards can do during a shift. They are currently writing up 1000 violations a month.

Vicki asked how many communities have overflow parking and how many spots. Sandra is compiling this information.

Robert Garcia expressed that the Overflow Parking Committee will make a presentation at the next BOD meeting. The implementation will have minimal impact on the FPI workforce.

Bill questioned the sovereignty of sub associations. John Stevens advised that the subs and Master BOD have concurrent jurisdiction.

Steve Goldman asked that towing be looked into with companies that do not charge SL upfront. Residents will have to pay directly to tow company after tow to claim their vehicle.

John Savaiko closed meeting at 8:35pm and expressed the value in the Presidents Meeting forum.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs