

# **Silver Lakes Community Association**

*A Corporation Not-for-Profit*

Presidents Meeting

September 27, 2022 7:00PM

Virtual Meeting via Zoom

John Savaiko, opened the meeting at 7:02pm. John introduced himself and asked everyone to mute themselves during the meeting to reduce noise.

He gave the floor to Laura Santiago, SilverLakes Master Board President. Laura congratulated John and announced he is now representing Group 3 on the Master Board. Ray Whittier stepped down at the last Master Board meeting and recommended John step in for the remainder of his term. The Master Board agreed. John will continue to facilitate the President's Meeting for the time being and Laura thanked him for serving double duty.

John thanked Laura and expressed it is a privilege to represent SilverLakes.

## **1. On-Street Parking Update**

There was a total of 2,207 violations from March 2<sup>nd</sup>-September 2<sup>nd</sup>.

John advised the goal of the committee was to reduce on street parking to comply with the Fire Marshal mandate. John advised there was much success with the process. There is still a small subset of violators. There are some tags that are not affiliated with a particular home in SilverLakes. A recommendation is going to be made that a letter from the SL Attorney be sent to these vehicles that if they do not comply, they will be towed. John explained the Committee has not wanted to tow and avoided it, but this small subset of violators are blatant abusers with 10-12 violations. John asked the Presidents for feedback as he wants to present the issue to the Master Board.

John opened the floor for discussion.

Warren, Sunset Point President. Warren said they started a spreadsheet and wanted to start fining violators. He was advised by Property Management that a subcommittee would have to be assembled. He is glad the Master Board will take on this issue. John advised they are tracking the violators by tag/plate and houses close to where they are parked. He reiterated the tag/plate on this subset group is not coming back affiliated to a SilverLakes address.

John advised sub associations can enforce towing in their individual communities.

John Stevens explained the Master Board tracks the parking issue. If the car can be identified to a property, after a certain number of violations, they are sent to the fining committee. The car issue that John Savaiko brought up concerns vehicles that cannot be linked to a particular property. He advised the sub association can fine, in addition to the Master Board, but a

sub association must have their own fining committee in order to do that. If a sub association has a towing agreement in place, with signage posted, the sub association has the right to tow.

Warren shared he uses the FPI reports with pictures, and they create their own spreadsheet.

Laura advised that FPI will need to have a list of the violators. Robert Moses expressed those details will need to be worked out for enforcement.

Jasper asked if there is a cut off period for citations. John Stevens advised it is a six-month cycle and then the cycle gets reset to encourage compliance, but not be overly punitive.

Stuart, Crystal Bay, has no guest parking and they would like to open spaces for that. New residents have multiple cars and are parking on the street. He needs help from the Master Board on that issue. John Savaiko advised his community does not have guest parking as well and there is no street parking permitted in SilverLakes. He advised residents should be receiving stickers on their vehicles and FPI should be providing him a report.

Robert Moses advised there are limitations to creating guest parking in Crystal Bay. Stuart suggests doing a drive through the committee to see if there are any possibilities.

John Savaiko wanted to ensure that Stuart is receiving all the FPI reports.

## 2. Management Reports

Robert thanked everyone for their patience with the rental report. He wanted to make sure all the pertinent information that everyone wanted was on there. Starting the first week of October, all the reports should out.

Estoppel discussion.

Warren also advised his rental report is always the same.

Robert Moses reviewed the details of the rental reports.

## 3. Hurricane Preparedness

John Savaiko asked Robert to provide feedback about the storm drains.

Robert advised they are not part of common area inspections.

He said that is something PPM can look into.

He advised an engineer does a full report every five years and drains are cleaned at that time.

Robert advised:

Prior to the Storm: At the start of the hurricane season, your community managers start ensuring they have remote access to all of your insurance policies.

Images of common areas and community equipment are taken for insurance claim purposes.

## Tropical Storm Warning or Higher:

Gate arms will be removed, metal gates will be opened, and all operators will be turned off to protect against a power surge

PPM personal will remove all pool furniture, tables, (with the exception of concrete tables), and umbrellas. All items will be stored in the pool restrooms. A pool closed sign will be attached to the fence. All pool items will be returned as soon as possible after the storm has cleared.

Your pool company will super chlorinate the pool. Should we lose power, the pool company will continue to super chlorinate while the pump is unable to function. The pool company will be back to your pool as soon as the storm clears.

Guardhouse/structures-PPM will follow the hurricane plan implemented by your community to secure any structures which require hurricane panels or accordion shutters.

Playground Shade Covers-If equipped. PPM will follow the hurricane plan implemented by your community to secure any shade covers. To be reinstalled after the storm.

Landscape/Tree Damage- Your community's landscaper has been contacted to be on standby.

Andre mentioned AT & I and the gates and advised there is no garbage collection tomorrow

John Savaiko advised there is some discussion concerning the 2023 Budget. Insurance rates were brought up. Some contractor's contracts will be up next year. John advised some diligent discussions are needed regarding raising assessments vs decreasing services.

Laura advised certain vendors, under current contract, were requesting increases. She also advised how the shooting in Miramar has affected SL Insurance and new rates are uncertain. Laura advised there was a 7% increase in the budget for next year, but initially it was going to be more. Laura advised millions of dollars were spent repaving the roads and SL went over budget by 5M and now this money has to be repaid. She advised the reserves need to be healthy. The homeowner swale trees are also affecting the budget. She feels this should be discussed with the Master Board and perhaps this responsibility should revert to homeowners and not be the responsibility of the Master Board.

Laura advised there will be an increase and she wants to be able to justify it.

Warren asked if vendor contracts have increases written into their contracts. Laura advised vendors have to provide justification for their request for increases.

John Savaiko said it would be interesting to compare budgets of similar associations. He mentioned Sunset Lakes has a comparable budget to SL.

Robert Moses advised this is time sensitive. Time is needed to put together information.

Laura advised that De', via chat, shared there is flooding on SilverLakes Blvd by Treasure Sound. Robert Moses advised those drains flood before others. Robert advised the Drainage District has been advised.

Robert advised SL cleans the drains, but the Drainage District needs to adjust the drains.

Cathy Balenovic provided a recap of Events and Contests.

Warren discussed issues with canary palms. There is conflict between what the Master Board wants the community to do with the tree vs the sub association, but not with the budget the Board has provided. Warren asked John Stevens what the Master Board's responsibility regarding this issue is. The Master Board is willing to put in a tree of lesser value, but not the tree the sub association is requesting. He wants the dead tree in their island taken care of.

Laura suggested taking the issue offline with Warren. She also shared if a canary palm was planted in the same spot, it would die as well. Robert Moses reiterated that PPM does not make decisions, but is a mediator between the Master Board and Sub Associations.

Andre asked why statements need to be sent every quarter. Homeowners should know their payment cycle. Robert Moses explained residents will forget. John Stevens advised the statement is not required, but it is a business practice to send a quarterly statement as a reminder and due diligence is taken to remind homeowners how much they own and how they can pay.

Andre thinks it's a waste of money. Laura advised residents complain if they do not receive their invoices. Laura suggests maybe there can be an opt in for electronically sent invoices. Robert Moses advised he can look into it again. John Stevens advised the statute is to require an 'opt in' for electronic invoices.

Andre asked about the emails. Residents have to agree to receive information via emails, notice of meetings and proxies via email. John Stevens confirmed residents must agree to receive information via personal email addresses. Residents can opt in to emails via the PPM portal.

Warren advised Sunset Pointe sent out their own communication for residents' email and cannot ask for authorization via email when you don't have an email.

John Savaiko advises he contacts residents via meetings and Facebook to encourage homeowners to provide their email addresses.

John Stevens said the same process PPM uses for homeowner's email addresses should also be utilized by the sub associations.

John advised that previously a board member fell and injured themselves doing something for the community and that no physical activity should be taken except for attending meetings.

John Savaiko advised sub associations without overflow parking could leave the meeting and thanked them for attending.

#### 4. Overflow Parking Update

Sandra Gakneras provided a recap.

Purpose: Reserve the use of the parking spaces around the pool/park areas of the sub-associations with such amenities, exclusively to the residents using the pool, during the pool hours.

Proposed Rules;

1. All parking spaces around the pool area, park and/or deck (defined in general as pool area) will only be used for pool visitors, while on the pool area, during pool hours.
2. Pool hours will be defined as follows for parking purposes: from 8:00am to 7:00pm, regardless of dawn or dusk specific times, which varies with the seasons.
3. Handicap parking will also follow these rules during pool hours.
4. Vehicles parked around the pool area whose owners are not in the pool during pool hours, are subject to immediate towing at their own expense.
5. From the hours of 8:01pm to 7:59am, the parking spaces around the pool area will be available for all residents on a first come-first serve basis.
6. No expired tags, derelict or abandoned vehicles are allowed in the pool parking area. Violators are subject to immediate towing.
7. Marked law enforcement vehicles will be allowed to park during pool hours for periods up to 24 continuous hours.

Implementation plan

- A. Educate residents of the involved communities via letter, email, signs at entrance of community and on SilverLakes website about the new regulations, and effective date.
- B. Place signs around pool areas with simple message: Pool visitors parking only from 8:00am-7:00pm, and QR code linking to details of rules, towing contact information, and other relevant details.
- C. Each involved community should have a sign at the entrance with the contact information of the towing company.
- D. FPI would reinforce these rules and submit reports of violations and towing to PPM.
- E. An educational period of 30 days should be implemented in the beginning, with violation stickers placed and documented by FPI.

Affected Communities:

Coconut Key  
Bermuda Village  
Misty Bay  
Coconut Sound  
Coconut Bay  
Coconut Cove  
Coconut Reef  
Misty Harbor  
Sapphire Shores  
Tiffany Cove  
Marina Pointe  
Coconut Shores  
Sapphire Bay  
Sapphire Park  
Sapphire Pointe  
Sapphire Sound

Laura asked about clarification concerning law enforcement parking in the pool parking spaces. John Stevens does not feel #7 is necessary unless they are officers on duty. He doesn't feel there should be an exception for off hours law enforcement residents needing extra parking.

Presidents agree to remove #7.

Bill wants to know how it will be enforced. Will FPI do this? Will they be paid more.

Sandra advised FPI will be doing this and can enforce during their rounds. They will try to find the homeowner at the pool. If owner is not found, the vehicle will be towed.

Sandra advised the only investment is signage concerning these pol parking rules.

Robert Moses advised the next meeting with FPI is on Oct 5<sup>th</sup>. They have not relayed concerns about being able to enforce this.

Laura feels once a vehicle is towed, other residents will comply. Sandra reiterated that towing is harsh, but that violators will have a consequence and will most likely comply in the future.

Terrie advised that at Coconut Reef, pool parking was only being used as overflow parking, despite Pool Parking Only signs. She stickered violators with pool parking only and that was successful. Towing was not required.

Jaspar advised this has been an issue for five years now.

John Savaiko advised the concerned communities agree to move forward with regulations, after refining specifics.

He requested everyone be patient with the process and to participate.

Terrie suggested making the corrections and sending to affected sub associations and then moving forward. And to reiterate the only cost will be some signs.

#### 8. Open Forum

John Savaiko thanked everyone for attending and encourages participation and sharing information with residents.

Meeting adjourned at 9:11.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs