

Silver Lakes Community Association

A Corporation Not-for-Profit

Presidents Meeting

May 11, 2021 7:00PM

Virtual Meeting via Zoom

John Savaiko opened the meeting at 7:02pm and thanked everyone for attending. He explained the purpose of the meeting and welcomed Leadership. He emphasized the President's Meeting is a valuable forum. He expressed everyone wants the best for their community.

1. Discussion to consider Sheds

Outside storage sheds or any other type of sheds are not permitted.

Daron Fitch took the floor and reiterated that everyone is volunteering for the betterment of the community.

Daron explained that with the new parking regulations and more residents parking cars in their garages, permitting storage sheds need to be re-visited. The sheds would have to meet hurricane standards. The size of the sheds, etc. would also need to be discussed.

Armando de la C. advised he does his own lawn work and is in favor of having a shed for lawn equipment as he parks his car in the garage. He would like the shed to be secured and not visible from the street.

Ray W. shared that a neighbor put in a shed, but parts of it flew during Hurricane Andrew. Ray is not in favor of allowing shreds.

Steve G. advised zero lots have very little room behind their home or on the side of home. He doesn't think it would be fair to zero lot lines.

Laura S. said she can see other yards and doesn't wish to see shreds. She thinks it would be an eye sore.

Jaspar feels residents that have the land should be able to have a shred, but it should be controlled by the Modification Committee.

Vicki M. agrees with Steve and Laura. Small yards will not work for shreds.

Terrie A. expressed shreds rust and do not look nice. For people boating around, it will not look nice to have yards filled with shreds. She suggested people rent storage units.

Patty R. advised she is not in favor of shreds.

Bill B. expressed that Master Board will make the decision. He explained the Presidents are tasked with convincing the Master Board. He explained the parking was enforced and there are residents with a lot of things in their garages. He encourages the Board to think about it. He feels adjustments should be made.

Jaspar agrees with Bill. He said more people in his community will be for the shreds because of the parking situation. The houses were not built for storage. Keep it under the Modification Committee so the shreds are not so visible. It needs to be considered.

Tanya T. advises that perhaps guidelines could be drafted so that members who are against the shreds may change their minds; placement, material, size, etc.

Harvey H. said shreds will not be advisable on the lake. He is totally against it.

John Savaiko advised that the Board in his community were not all in favor, but he agrees that if it is architecturally in line with the home and part of the structure of the home, it could work.

Robert Garcia reiterated the parking issue and how the homes were built. There are a tremendous number of storage businesses in the area and this is because many HOA's do not allow shreds. The Master Board has a fiduciary duty to protect property values, not to be autocratic, but to look at the impact for all of SilverLakes.

John Savaiko asked Robert Moses to conduct a poll.

Robert Moses asked everyone to vote. 7 members in favor, 12 not in favor.

Daron said as a Master Board member that he will still bring it before the Master Board.

2. Geese Concerns

John Savaiko asked Daron Fitch to speak about the geese. As President of Pelican Cay, he is constantly getting complaints about flocks of 40-50 geese that roam through the neighborhood. It is a serious nuisance. He has to take action to mitigate the issue. He has seen people feeding the geese outside of Pelican Cay. This is not a Pelican Cay issue, but a SilverLakes issue. He has obtained quotes for getting rid of the geese. The cost component would be an issue for Pelican Cay, but not for SilverLakes. He gets complaints every day. The issue is contributed to by residents in neighboring communities feeding the geese. He is in favor of spending money to have the geese removed. It is that dire of a situation.

Robert Moses advised that the SL docs prohibit residents from feeding geese/ducks as this contributes to waterfowl returning to the area. There are also restrictions from county/state. SL docs only discuss feeding.

Armando de la C. advised his former neighbor would feed ducks and they would flock to his home and defecate. He agrees they should be humanely removed and relocated.

Terrie A. asked Daron about the issue at Huntington and asked if he could find out how they got rid of their geese issue. Daron wants them trapped and relocated. Terrie wants to know who paid for the removal. Daron feels this is a SilverLakes issue and SL should pay for it.

Patty R. understands Daron's issue, but advised her community doesn't have an issue with geese. Daron advised that her community may have an issue in the future.

John Savaiko advised residents feed ducks in his community and FPI has intervened.

Laura S. asked if decoys have been put out. Daron expressed the experts advised the best way is to trap and relocate. Laura expressed they would want the business, but have other alternatives been explored. She also advised residents that are feeding them need to be addressed. She suggests starting small with air horns, for example.

John Savaiko suggests an educational campaign in Ripples or correspondence to residents.

Robert Garcia asked Daron if the geese were protected species. Daron stated they are not. Robert asked Daron if he knows which communities are feeding the geese. Daron said he knows the communities and homes. Robert Garcia asked Robert Moses to enforce the SL guidelines. No reason to have a guideline if it's not enforced. The first step is to send notices to offenders. Robert Garcia agreed with Daron that wildlife issues are an SL issue and not just a Pelican Cay issue. He agrees that a plan needs to be put together to eliminate the problem and to look into the magnitude and feasibility. Daron said he can find out if there are less expensive ways to remove them, but the experts said they would trap them and remove them. Daron advised there are many geese. He advised they walk through the neighborhoods and they are aggressive and mean. Robert Garcia asked Daron to ask the experts to make a multi-step approach with costs associated with each step.

3. Modification Guidelines

a. Roof Stains-

Terrie A advised the Color Committee met and decided to give residents choices with roof stain colors. She went through all the Sherwin Williams choices. Terrie advised the Committee is recommending these colors to the Board.

Vicki advised she is glad there are more than 2 choices. Terrie thanked Leena and Vicki for participating on the Committee.

Laura asked if residents can use any of these stains with the color of their house. Terrie responded yes. Robert Garcia confirmed.

Leena thanked Terrie and Vicki.

John Savaiko expressed that there needs to be follow up with modification requests. He has seen some cases fall through the cracks in his community, ie. wood stain garage door, but white front door. He feels there will be deviations with roof stains.

Everyone was in favor of additional roof stains.

b. Circular Driveways

Tanya reviewed the Proposed Guideline changes to Circular Driveways.

Patty advised some communities do not have enough space for circular driveways. Tanya explained only residents with the required space could place a circular driveway.

Vicki advised that a permit is also needed from SF Water Management.

Robert Moses advised additional language will be added to the application process as far as permits from necessary entities.

Terrie A asked Robert Moses asked if the city permit and drainage permit needs to be provided before approval. Robert Moses says approval is contingent upon those approvals.

Bill B. explained how complicated it is to get permits for a fence and hopes it won't be complicated for circular driveways. Bill says Modification Committee should approve and then residents can go to the city for permits. Tanya advised the permits are sent to PPM as part of the process.

Robert Moses explained that a complete approval will require city permits as part of the documentation.

John Savaiko said there should be a way to confirm that approvals were in fact obtained.

Robert Garcia advised Bill that he did the process the right way by going to the city to get permits, but there is a host of people that insist on the Modification Committee approving without city permits first, to not spend money if modification is not approved. Robert Garcia explained modifications have to be done according to code.

Robert Moses explained approval is needed by the Association and the City depending on modification, to be part of resident's file.

John Savaiko asked if anyone is opposed to the language.

Leena asked if language of asphalt not being disturbed be added to the amended guidelines.

No members opposed.

c. Language for Roofs.

Adding name of tile and brochure photo of tile being used and other additions/deletions in the paragraph.

Laura wanted to know why Directors are being eliminated from modifying guidelines. John Stevens said language should be added that the Board of Directors have the authority to modify the guidelines at any time.

No members opposed.

d. Verbiage on the setbacks.

Tanya explained some residents are confused about the verbiage.

No members opposed.

e. House painting verbiage changes.

Tanya reviewed the proposed verbiage changes.

Laura has a problem with someone being forced to repaint because the color scheme has changed. Armando and Patty agreed.

Tanya asked Robert Garcia to interject. Robert advised residents are not filling out an application with the Modification Committee and just painting their home and not necessarily following the approved color chart. Laura is not a fan of these set dates for residents to repaint.

Robert Garcia advised members could vote on the dates.

John Savaiko asked members if they could be polled for changing dates to January 2023 instead of 2022.

Robert Moses conducted the poll. All members in favor except Laura.

John Savaiko asked Robert Moses asked if PPM is going to handle these paint color issues. Robert Moses says this language will help PPM with enforcement.

f. Aluminum Fencing

Tanya advises the word Aluminum Fencing will be added to language.

No members opposed.

Robert Moses explained this information is on the website. Modification applications must be submitted before work is done.

4. Events

Cathy Balenovic provided a recap of the SilverLakes Snack Shack, 30th Anniversary Contest, Pooches in Pines Event, and contests.

Vivian explained there are issues with the Resident Portal.

John Stevens advised that he cannot share too much information about the shooting in one of our gated communities. There was an altercation between two teenagers. This was a perfect example of why the rental restrictions were so important. The home in question is a rental priority from an investment company. John Stevens is gathering reports in preparation of taking legal action. Notices

are going to the owner and tenant. Immediate legal action is being taken. He cannot share addresses or victims; many were underage. He advised the community was Pelican Cove.

Jaspar advised it was a huge party that was going on all day. John Stevens asked Jaspar to send him any information he knew about the party. There will likely be a lawsuit against Pelican Cove and SilverLakes. Families of injured will file claims. It is very important not to speak to anyone regarding this situation.

Robert Garcia explained some residents ignore these issues. Residents should speak out. With a party that size, residents must have been aware of the situation to reduce liability.

John Stevens expressed that any police department will say if you see something, say something. It is extremely important to call the police and not to get involved with the people.

Jaspar assumed someone from their community had called the police.

Robert Moses spoke about the pool access. Communication was sent out to communities in small batches via regular mail and email. A reminder was sent out in Jan/Feb. As soon as the pool was re-opening, a communication was sent out on April 26th. Another reminder was sent on May 5th. A massive response came in the week before the pool re-opened. PPM worked extra hours to make sure that the checks and balances were corrected for owners/tenants requesting access. 300 requests came in the week before the pool re-opened. Requests continue to come in.

5. Open Forum

De' wants to speak about Pool Gate. In her opinion, it was not handled well. She logged in to see if she understood the process. Madeleine Gonzalez, a Las Brisas resident, applied for pool access three weeks ago and never got access and she paid the fee and she doesn't have access. De' herself said she received an email requesting an ID and she doesn't feel comfortable giving her ID. Residents don't understand the process.

Robert Moses stated he will look into Madeleine Gonzalez's access. Robert advised that there was a setting that needed to be corrected and that FPI was there on Saturday at the pool.

Robert advised De' her request came in on Wednesday, but they couldn't get to it.

De' asked about the \$4 charge. Robert Moses explained it is a one-time set up and processing fee per household. Robert also explained the purpose of this access is to be attached to the resident's address, so only authorized homeowners/tenants have access. PPM asks for ID's to make sure the resident is the actual resident.

De' asked if a tutorial can be set up. Robert advised they have a doc they send to residents. Robert is working on a how-to for residents.

Jaspar wanted to ask where we are at with overflow parking. Robert Garcia advised the app is fully operational. There was a meeting with FPI. They will be testing the app with one community and depending on results, it will be ready for roll out.

Ricardo noticed water level are down and lakes are looking nasty. Is there a schedule for lake spraying for growth? Robert Moses advised Lake Maintenance takes place every month. Robert also stated there has not been a lot of rain and sometimes water levels are reduced prior to rainy season.

De' asked if residents can be asked to take care of coconut trees on the lake.

De' said she was initially against the rental agreement. She is now so grateful for the rental agreement. She thanked everyone who fought for that.

John Savaiko reminded leaders to bring issues to the attention of management.

Robert Garcia asked Robert Moses to compile information regarding the amount of rental properties as there are more rentals than are recorded with PPM via the rental agreement.

Robert Moses sent out a communication to all the Presidents to keep PPM posted on any properties that are rented so PPM can make sure they are in compliance with the Rental Agreement.

A reminder is also being sent to residents about the process of renting their homes, as well as AirBnB and short term rentals that are still taking place and are prohibited.

Robert Garcia also wants PPM to reach out to all homeowners who do not have mailing addresses in SilverLakes to confirm if their properties are rented or not.

John Savaiko said homeowners will be prosecuted by the County if they are claiming homestead exemption and are renting their homes.

Daron also expressed that the Rental Agreement was long overdue.

John Savaiko asked John Stevens if we can ask renters for copies of their rental agreements. John confirmed PPM can contact them for copies of their lease within 45 days of the recording of the amendment. If this has not been furnished, this is a violation and can be fine \$100 a day.

Ricardo advised Presidents to be more aware of their communities. He sent PPM info on potential rentals. He wanted to know when lease was executed and when it expired. He will go though Property Appraisal website as well.

John Savaiko encourages Presidents to be proactive with determining rentals in their individual communities. They have a private Facebook group- SL Leadership.

Bill advised most contracts are for 12 months. Are they required to have a new lease when the year is up? John Stevens advised they have to submit a renewed written lease. The owner has to submit the renewal to PPM.

Robert Garcia asked Robert Moses to put a process in place whereby every rental is tracked on a software program. A flag will come up 30 days prior to lease expiration at which time the homeowner will be contacted to provide a new lease.

John Savaiko advised the next Master Board meeting is on May 17th via zoom.

He thanked everyone for their participation.

John adjourned the meeting at 9:54pm

Respectfully submitted,

Cathy Balenovic
Director Community Affairs