

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 18, 2021 7:00PM

Virtual Meeting via Zoom

In Attendance:

Robert Garcia	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Terrie Allison	Secretary

Directors:

Ray Whittier
Rick Collum
Laura Santiago

Also In Attendance:

Robert Moses	Pines Property Management
John Stevens	Counsel for the Association
Cathy Balenovic	Community Affairs Director

Board of Directors Meeting - Call to Order

Meeting call to order by President, Robert Garcia at 7:08pm

Robert welcomed everyone to the meeting. He advised this was the last BOD meeting for the calendar year for 2021.

Terrie Allison conducted Roll Call. All present.

Guest-Comcast-Rafael Visbal, Vice President, Xfinity Communities

Rafael provided a recap:

- Operational Review Update concerning Network Capacity and TC Report
- Account Responsibility Chart
- Business Updates

President's Report

Robert Garcia thanked two Committees: The Committee Budget Committee and Bulk Service Agreement/Cable Committee.

He advised the Budget Committee worked very hard and there was much attention to detail.

Sincere thanks to everyone's dedication.

Secondly, thanks to the Cable/Bulk Service Agreement Committee. It has been a very lengthy process requiring a lot of travel to the providers that responded to the RFPs. Meetings were as long as five hours with managers and technical staff. He thanked everyone for their hard work.

Consent Agenda

- a. Approval of Previous Meeting Minutes- September 23, 2021
Motion to approve
Motion to approve by Vicki Minnaugh. Second by Daron Fitch.
Terrie conducted roll call and motion passed unanimously.

- b. Ratify PPM Approved Repairs in the amount of \$8,012.43
Motion to approve
Motion to approve by Vicki Minnaugh. Second by Rick Collum.
Terrie conducted roll call and motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is \$2,750,843.37 in the Operating Account. The CD at Edward Jones totals \$247,053.55 and 5 Money Market accounts at Popular Community Bank total \$1,372,793.21. There is \$1,393.987.09 in the SilverLakes Escrow Account.

*The CD from Synchrony Bank was closed. Cashier Check 10019732 for \$253,199.13 was deposited into the Operating Account on 2/1/2021.

**2020 Cable/internet subsidy amount of \$188,413.41 was deposited into the Operating Account on 9/30/2021.

Director's Reports

Daron Fitch- NIL

Vicki Minnaugh- NIL

Terrie Allison- NIL

Ray Whittier: Bulk pick up farther and farther behind

Robert Garcia asked Robert Moses to draft an email blast to residents concerning guidelines from both cities concerning what is approved for bulk pick up and that bulk pick up is to be put out only 24 hours before. Robert Moses will send out a communication to Commissioners in both cities to inquire about what is going on with bulk pick up.

Rick Collum- NIL

Laura Santiago- No bulk pick up on Thursday in Bermuda Village, but Waste Pro came out today.

Terrie Allison asked Robert if Iris Siple, Commissioner, City of Pembroke Pines, was at the meeting to speak on the subject. Iris was present and she does not have a reason why there is an issue with bulk pick up. There have been many irregularities. She advised that Waste Pro has advised that Covid has affected their productivity; lack of workers, drivers, etc. However, that situation should be easing now.

Robert Garcia asked Iris Siple if the city is negotiating with the current Bulk Pick Up provider and she confirmed it is.

Laura Santiago advised she was driving behind a Waste Pro garbage truck and garbage was falling off onto the road.

a. Presidents Meeting-John Savaiko

I. President's Meeting Update

John advised a Presidents Meeting was held on Tuesday. It was a productive meeting concerning insurance premiums, an update from overflow parking and on-street parking, briefing on arborist availability, estoppel process and internal reports generated from PPM

II. Street Parking Update

Discussion regarding issues with on-street parking. The committee feels a great deal of progress has been made, but there are challenges with several homes. Recommendations were discussed, such as stickers, as towing is a last resort. The cards no longer seem to be effective with repeat offenders. Residents should be well aware of the parking regulations at this point.

Robert Garcia asked if the Presidents would have a recommendation by the beginning of the year. John Savaiko advised they were waiting to see the impact of the new overflow parking guidelines.

b. Fining Committee Report-Harvey Harris

Harvey provided a recap of infractions; 1721 homeowners were fined. 0 reported to the fining committee. None of the fines were waived if residents did not comply. 47 went to the attorney. There were 8 citations for parking; 1 appeared before the Committee. No foreclosures.

c. Security Committee Report-Robert Scopa *absent*
NIL

d. Landscaping Committee-Leena Gonzalez *absent*

Motion to approve Proposal #10038 in the amount of \$1,300

Motion to approve by Terrie Alison. Second by Laura Santiago.

Terrie conducted roll call and motion passed unanimously.

e. Lake & Boating Report- De' Barbadaes

NIL

Robert Garcia advised there was a meeting with Clear Waters as there were some Presidents unhappy with weed growth in lakes. The meeting went well. Robert advised it would be a good idea to have this meeting quarterly with Presidents and Clear Waters. De' said she can take that on. De' said it has been challenging to get volunteers for her committee.

f. Modification Committee-Tanya Tarantino

i. Modification Request report

Tanya advised there were 536 approved modifications and 450 denied between July 17, 2021-October 15, 2021. She advised residents often send in requests with missing information. Top modification requests are painting, doors/windows, then roofs

ii. Request to Solicit Color Consultant

Tanya would like to solicit a Color Consultant to help with paint choices

Motion to approve solicitation of Color Consultant

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Terrie conducted roll call and motion passed unanimously

Robert asked Robert to set up RFP's and BOD will make final decision.

g. Overflow Parking Committee- Sandra Gakneras

Sandra advised the Parking Committee met on October 6th. The majority of Presidents, from communities with overflow parking, were able to attend. The software developer has the app in the final stages. The scheduled dry run, in 2 associations in Phase 4, commenced on Oct 12th and will continue through Oct 22nd. Results of the dry run (residents, visitors and FPI experience) will be reviewed and discussed at an Oct 28th meeting, open to Presidents of sub associations with overflow parking. The Committee will be recommending an educational period for residents to become familiar with the app. The proposed time frame would be two months, starting in November. Full implementation is suggested for January 1, 2022. The costs related to the plan will be absorbed by the sub associations with overflow parking.

h. Community Affairs Recap-Cathy Balenovic

i. Community Events Recap

Cathy provided a recap of recent events and contests.

Motion to approve Socially Distant Holiday Outdoor Movie Night in December, provided waivers are signed.

Motion to approve by Terrie Allison. Second by Vicki Minnaugh

Terrie conducted roll call and motion passed unanimously

Cathy asked the BOD about a company called "Card my Yard". John Stevens advised signs cannot be placed in front of homes per HOA guidelines.

ii. Holiday Lighting Update

Cathy provided last year's design and a new design this year whereby petals will be colored more prominently with blue mini lights inside the petals.

Motion to approve new design with blue in the petal interior

Motion to approve by Vicki Minnaugh. Second by Terrie Allison.

Terrie conducted roll call and motion passed unanimously

i. Management

i. Paving Update

Robert Moses provided a recap.

Phase 5-Final and Current Phase

Tree Removal/Replacements

Sapphire Shores-IN PROGRESS

All other communities completed

Root Barriers/Milling/Paving

Sapphire Shores-11/8/21

All other communities completed

Robert Garcia asked Robert Moses to ensure everything is done by the end of the year

ii.17264 NW 7th St- Remediation Special Assessment

Misty Bay property. A tree needed to be removed per the Association and the City. The homeowners did not respond, therefore The Association had to step in to remove the tree. \$21,875 in fees will be sent to homeowner.

Motion to approve assessing \$21,875 to homeowner for tree removal and mitigation.

Motion to approve by Vicki Minnaugh. Second by Terrie Alison.

Terrie conducted roll call and motion passed unanimously

Attorney Report

John Stevens provided a recap concerning the Cable Committee contact negotiations and fiber build out. Contracts were requested from the two finalists. Our current vendor did not provide an adequate contract. Therefore, the Association drafted a contract and sent it to Comcast. The contract Comcast returned missed 95% of our provisions from the agreement.

Robert Garcia thanked John Stevens for going the extra mile.

Old Business

a. Cable/Internet Agreement

Daron Fitch provided a recap. Daron thanked the Committee for their hard work. The process started in May. Having fiber to the home was a crucial element with cable and internet. There were 5 contenders narrowed down to two finalists: Blue Stream Fiber and Comcast

Comcast is a good company and has done a good job, however, there were three areas Comcast couldn't meet. 1. Symmetrical Speeds for internet upload/download. Comcast could not meet Blue Stream Fiber's proposal. 2. Blue Stream Fiber offered a mesh wifi plume system to guarantee anywhere in your home, you could stream 4K. Comcast could not offer that feature. 3. Blue Stream Fiber offered a representative on site for 40 hours a week to deal with SilverLakes issues.

Comcast had every opportunity to meet those same offers, but they would not commit in writing. Therefore, the Committee voted for SilverLakes to switch from Comcast to Blue Stream Fiber.

Blue Stream Fiber Contract Highlights

200 Channels of SD & HD and 50 Music Channels of Video Content

3 HD-DVR Boxes/home

72 hours Go-Back Capability on most channels

3 Voice Remotes with English/Spanish capability

1 Community Channel

1 CCTV Service/Gates sub association

Option for SilverLakes to Drop Video at any time during contract

Drop of Video would come with corresponding cost reduction
Option for Additional Services at Rates significantly lower than Retail Value
Higher Video and Internet Tiers; Add'l Set Top Boxes, Routers & Plumes: HBO & Showtime Access
Need for SilverLakes-wide Fiber Optic Build Out precludes any Op Outs.

Fiber-to-the-Home Internet Service

Internet Speeds of up to 1 Gbps Symmetrical (uploads & downloads)

Minimum of 600 Mbps

Supplier installed & Optimized Mesh WIFI Plume System to guarantee 4K Content Availability anywhere in the home.

No Data Caps

They will match Comcast Extreme

Guaranteed Service Level Agreement

Dedicated On-Site SilverLakes Customer Service Rep, 40 hrs/week

Same Day 4hr response to any service call request received by 2pm. After 2pm, call will be scheduled for first thing the following day

Monetary Penalty clauses for Non-Compliance of Service Requirements.

Blue Stream Fiber Service Cost

Allows for the First and Second Year rate freeze of that prevailing rate at the time of Comcast Switch Over

It is a 10 year contract. Every single home will have fiber to their home. Same cost as we pay now. First increase will be in two years and will be gradual. Door fees can defray cost increases.

Robert Garcia asked Robert Moses to invite Blue Stream Fiber into the meeting and introduce themselves. Joe Canavan from Blue Stream Fiber joined the meeting. Joe introduced himself and introduced his team. He provided a background of the company and what other Associations they service and what their company offers. An explanation was given as to why 3 boxes are being offered-this was based on active usage from homeowners provided by Comcast. Opt Out was also discussed. 92% of residents had opted into Comcast when contract was signed. 56% of the 412 who had opted out are paying retail prices, not bulk, for Comcast video and 53% for internet. That leaves 186 homeowners that are not subscribing. Therefore, the right decision is no option to opt out moving forward with next contract as fiber will be install at every home.

Robert Garcia advised SL wants the design to come via the front of the home for fiber install. BOD will need to improve the design.

Motion to approve contract award to Blue Stream Fiber for a service life of 10 years

Motion to approve by Daron Fitch. Second by Rick Collum.

Terrie conducted roll call.

Robert Yes

Daron Yes

Vicki Yes

Ray *Abstain*

Laura Yes

Rick Yes

Terrie Yes

Motion passes.

b. 2022 Proposed Budget

Robert Moses advised the BOD had requested adjustments after the last BOD meeting and a subsequent meeting with the Budget Committee. He reviewed those line items.

No increase in fees for 2022.

Motion to approve 2022 Proposed Budget

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Terrie conducted roll call.

Robert Yes

Daron Yes

Vicki Yes

Ray Yes

Laura *No*

Rick Yes

Terrie *No*

Motion passes.

Robert Garcia discussed the impact of the pandemic on business. He advised approving an extra agent for PPM is a one-off occurrence.

New Business

a. FPI Investigation Agreement

Robert Moses presented an Agreement from FPI regarding running car tags.

John Stevens advised the contract is fine.

Motion to approve FPI Investigation Agreement

Motion to approve by Terrie Allison. Second by Ray Whittier.

Terrie conducted roll call and motion passed unanimously

- b. 2022 Proposed Meeting Calendar
- | | |
|----------|---------------------------|
| 1/24/22 | Annual/BOD Meeting |
| 3/21/22 | BOD Meeting |
| 5/23/22 | BOD Meeting |
| 7/18/22 | BOD Meeting |
| 9/19/22 | Budget Meeting |
| 10/17/22 | BOD Meeting |
| 12/12/22 | Candidate's Night |

Meetings in **bold** are in person

Robert Moses advised there is larger participation at zoom meetings. Robert Garcia agreed that there has been larger participation with zoom meetings and that's an advantage as in person meetings only draw between 20-25 residents.

Daron will not be able to make 9/19 meeting. Robert Garcia advised pushing meeting back a week.

Robert Moses will send amended dates to the BOD for final approval.

Open Forum

Janet Martinez asked about budget. Robert Moses advised there is no increase.

She shared the drainage issue last year. Robert Garcia asked Iris Siple to contact South Broward Water Management and to present findings at this meeting tonight, but she did not do that. The onus is on the South Broward Water Management and City Officials.

Juan Reyes was very pleased with BlueStream presentation and fiber is the way to go. He has a big issue with the insurance. No communication from Malibu Pointe President concerning crime in their community. They paid \$350 each to upgrade the gate and crime is happening. Too many people have the gate code and the pedestrian gate is never locked.

John Stevens advised the insurance increase was due to an incident in another sub whereby there was a shooting and several people were injured.

Robert Garcia advised AT &I and FPI need to have a meeting with Malibu Pointe. Robert Moses will coordinate.

Delores Medina has a tree behind her house on 182nd, but it is causing damage She has been waiting on whether it will be trimmed or not. It is dropping berries, damaged her lawn, and berries are growing on her roof. She recently painted her house white and there are purple stains on the back. She was advised two months ago that the BOD would be voting on removing it. She wants it trimmed so it no longer causes damage.

Robert Garcia asked Delores to send Robert Moses her address and set up a meeting with Delores at her house.

Daron has received complaints from residents in Pelican Cay with Earth Advisors tree trimming on the swales. Robert Moses explained the trimming is being completed by arborists recommendation. Any other issue as to why one tree and not another, again arborist can be consulted.

Patricia advised there was no mention of residents during the BlueStream presentation. She feels the contract is being pushed through without residents knowing about it.

Daron advised it has to be decided now so there is time for fiber optic build out so there is continuity of service. Robert Garcia advised this has been explained for several months.

Patricia said the final vote was tonight and she felt it was rushed.

Jason Oestreicher expressed that the BOD gave so much time and effort into increasing property values by deciding to install fiber optics. He also advised crime in Malibu Pointe is a big problem. He also advised the lightening on the SilverLakes Blvd. is not sufficient on the walkway and it could be a liability for trip hazard as there is root damage and there is not enough lighting.

Robert Moses advised some solar lights were installed and this issue can be revisited with lighting consultants. Robert Garcia advised this should be taken on as an action item.

Kim Christensen thanked the BOD for the great info and she is looking forward to the fiber. She wanted to know who oversees the lake maintenance. She thinks perhaps they are not coming often enough. Robert Garcia advised that De' is the Chair of the Lake Committee and she does not get enough participation and if she is interested in participating, to send info to Robert Moses.

Robert Moses advised there is monthly maintenance.

Janet Martinez requests a face-to-face meeting concerning her several emails concerning her driveway and her application being denied several times.

John Stevens discussed the issue with PPM and with the Committee. The Committee has found the driveway application insufficient. Robert Garcia asked Janet to contact Robert Moses with her availability and he will arrange a meeting.

Robert Garcia thanked everyone for attending during the long meeting. He wished everyone a happy holiday.

Motion to adjourn at 10:55

Motion to approve by Terrie Allison. Second by Ray Whittier.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary