

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 16, 2023 7:00PM

In-Person at West Broward Hall and via Zoom

In Attendance:

Laura Santiago	President
Luis Espino	Vice President
TBD	Secretary
Carl Hellmuth	Treasurer

Directors:

John Savaiko	via zoom
Jasper Briggs	via zoom
Ailyn De Jesus	

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, Laura Santiago at 7:03pm

Laura welcomed everyone and welcomed Ailyn to the Master Board.

Laura conducted Roll Call

Guests:

- a. SilverLakes Local Business Recognition-
Gregg Ingrando, SilverLakes Center Starbucks Manager
Cathy Balenovic, on behalf of the BOD and SilverLakes, presented a Plaque of Appreciation to Gregg for his ongoing Support to the SilverLakes Community.

- b. City of Pembroke Pines PD & City of Miramar PD
Captains Schmidt and Rodgers presented a recap of crime stats in the area.
Laura advised that residents do not feel safe at the Boater's Park.
PP PD advised residents to write down tags or vehicle description for Police.
Reminder to call police, not post incidents on social media for action.
Reminder to be mindful of packages during the holidays.
Take advantage of Amazon lockers at Whole Foods.
Do not leave outgoing mail in mailbox-mail letters inside the post office.
Al Salvi mentioned the speeding on Pembroke Rd to the officers.
Pines Night out will be held on October 27th.

Officer Bogus from the Miramar Police Department also provided a recap of stats in the area.
There will be a Trunk-or-Treat Event at Texas Roadhouse on October 17th.
He also mentioned a new fraud called "Phone Spoofing" where it appears a relative is calling needing money. Hang up and call your relative back directly.

If you are a business owner, never leave large amounts of cash in your home.
John Savaiko mentioned the traffic agreements with the cities.

Vice Mayor, Iris Siple provided a detailed recap of the incinerator issue with a lot of history regarding the issue. Iris encourages residents to get involved. Go to meetings. Laura advised the SL BOD is very involved. John Stevens wrote letters, pro bono to assist. Luis Espino has held a meeting with other HOA's and local politicians.

Iris advised a potential spot for an incinerator for Broward is Sheridan and RT 27. Dade county has a potential spot by Chrome and RT 27.

There needs to be a coalition of neighbors to prevent this. Our air quality will be affected.

Consent Agenda

- a. Approval of Previous Minutes-October 2, 2023
- b. Ratify PPM Approved Repairs in the amount of \$14,899.25

Motion to Approve the Consent Agenda

Motion to approve by Luis Espino. Second by Carl Hellmuth.
Laura called roll call and Motion passed unanimously.

Appointment of Secretary Seat

Motion to Appoint Ailyn De Jesus as Secretary

Motion to approve by Luis Espino. Second by Carl Hellmuth.
Laura called roll call and Motion passed unanimously.

President's Report

Laura provided a recap about RFP's / vendors.
The choice for Property Management is down to two choices.
There will be a special meeting on or around Nov 1st for the vote.
All Presidents should have been in touch with their Master Board Representative with feedback.

Blue Stream Fiver construction is completed. The Experience Center will open NOV/DEC.
Residents should be registered for installation. Comcast contract ends on Dec 29th.
Residents should call Blue Stream for resolution of an issue before venting online.
Blue Stream will hold another Town Hall soon.

Treasurer's Report

Carl presented a recap.

There is a balance of \$1,906,563.37 in the SL Operating account. These funds are in a federally insured account.

The total in the Edward Jones CD account is \$249,446.90. Looking to move these funds into an MM or CD account for higher yield.

There is a total of \$ 1,405,732.91 in the five Popular Community Bank Money Market accounts. These funds are also federally insured.

There is a balance of \$2,438,259.22 in the SilverLakes Escrow Account for Comcast/Blue Stream- These funds off set future cable cost increases.

Rates as of Today

MM 5.39%

CD 3 months 5.35%

CD 6 months 5.45%

CD 12 months 5.50%

Directors Report

Luis- met with Group 6 recently and thanked everyone who attended.

He thanked Blue Stream for their work and advised the BOD is on top of their performance.

He also reiterated to call Blue Stream for resolution of an issue, before going on social media.

Ailyn-NIL

Carl-Agrees with Luis. He advised his Blue Stream install took 1h45 and he has and no issues.

Jaspar-He feels Blue Stream has been proactive.

John-Understands the challenges with the transition to Blue Stream. He asked Robert to add the Blue Stream email in the chat. silverlakes@bluestreamfiber.com

He also advised that the BOD never had a committee before to review RFP's and identify vendors. He understands a lot of Presidents are passionate about certain vendors. He feels there has not been a lot of gratitude towards Laura for taking the helm of this process. He asks everyone to extend grace. The BOD is doing their very best and the BOD is comprised of fellow neighbors who volunteer their time.

Committee Reports

a. Presidents Meeting John Savaiko

a. President Meeting Update

John provided a recap of the recent Presidents Meeting. He advised the Presidents recommend a staggered contract process so not all contracts are up for renewal at the same time.

Presidents need to seek feedback from their sub association residents.

He also advised there were discussions with the SL Insurance broker and there will be potential increases. The final numbers should be arriving in a few weeks.

Laura explained the final numbers will not be available until December, but the budget has to be passed now.

John Stevens advises Presidents to going with Wind Coverage. The current insurer will no longer provide Wind Coverage. The broker will be providing quotes for associations to have policies

without and with. John advises Subs should take Wind Coverage as many subs do not have sufficient funds to self-insure.

Laura advised there will be a spreadsheet comparing Vendor 1 and Vendor 2 for Presidents to look at regarding the Property Management contract decision.

Warren asked what if it is a 3/3 BOD vote. Laura advised the 7th position on the BOD for Commercial Parcels needs to be filled.

b. Fining Committee Report Robert Moses

Robert provided a recap.

In August, there were 650 violations sent to the committee, and 720 for September: for a total of 1370. 230 homeowners were fined in August, 340 in September; for a total of 570.

2 were sent to the attorney in August and 8 in September, for a total of 10.

c. Security Committee Report Ivan Rodriguez

Ivan provided a recap of August and September stats; 57 in both months.

He advised there were two verbal altercations with FPI guards.

Laura and Luis both stated the SL BOD will not tolerate threats to FPI guards and that John Stevens will deal with residents who interfere with FPI doing their job.

There was a question about street parking during the holidays. SL docs do not allow street parking.

John Stevens explained the State regulations regarding Fire Marshall/parking situation.

d. Landscape Committee Leena Gonzalez

- a. Proposals-Leena provided a recap and mentioned she might have additional proposals for the November meeting.

Motion to Approve Landscape Proposals

#10392, #10411, #10412, #10414, #10419, #10424, #10425, #10428,#10429 in the amount of \$118,455.00

Motion to approve Luis Espino. Second by John Savaiko.

Laura called roll call and Motion passed unanimously.

e. Lake & Boat Report De' Barbadaes

De' announced Viviane and Manny have joined the Committee. She would like more members.

The email is: slboat.laketeam@gmail.com

She advised Clear Waters is doing aggressive treatment, but this is not resulting in an increase in budget.

f. Modification Committee Athena Chilicas Barrocas

Athena provided a recap. She was happy to announce the Committee is at an almost 96% approval rate.

From July 1st through September 30th, there were 607 Mod requests; 565 were approved and 42 denied. Top modification requests were 164 for painting, 120 for roofs, 97 doors/windows.

Laura thanked the Committee for their hard work. She also advised that new modification guidelines will be forthcoming in January 2024.

g. Overflow Parking Committee Sandra Gakneras- absent

h. Community Affairs Recap Cathy Balenovic
Cathy provided a recap of current events and contests.

i. Management Robert Moses

a. Leaning monument walls

Robert Moses recommends obtaining proposals from an engineer to assess why walls are leaning.
Laura would like to know the cost to retain an engineer for that purpose.

Attorney's Report

NIL

Old Business

a. Pool Parking Sign Proposals

Motion to Approve BMC for a total of \$18,391.16 with a double check of measurements.

Motion to approve by Luis Espino. Second by Jaspar Briggs.

Laura called roll call and Motion passed unanimously.

b. 2024 Proposed Budget

Motion to Table Budget Vote until next Meeting.

Motion to approve by Ailyn De Jesus. Second by Luis Espino.

Laura called roll call and Motion passed unanimously.

New Business

a. Request to post balance sheet and income statement on Resident Portal.

Motion to put the SL balance sheet/income statement on the resident portal, password protected.

Motion to Approve posting Balance Sheet/Income Statement on Resident Portal

Motion to approve by Luis Espino. Second by Jaspar Briggs.

Laura called roll call and Motion passed unanimously.

b. Regency Center paint modification request

Motion to Approve the Regency Center Painting Modification

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Laura called roll call and Motion passed unanimously.

c. Pressure cleaning contract-Review of bids, discussion and vote

Motion to Narrow to two vendors; 954 Pressure Cleaning & Pressure Cleaning Man and to Obtain Additional Details and References.

Motion to approve Luis Espino. Second by Carl Hellmuth.

Laura called roll call and Motion passed unanimously.

d. Doggie Waste Station

Motion to Approve Additional Waste Station on 9th St near the Communities of Brittany, Treasure Cay and Misty Bay

Motion to approve by Carl Hellmuth. Second by Luis Espino.

Laura called roll call and Motion passed unanimously.

e. Declaration of vacancy of the commercial properties seat

Laura provided an explanation of needing to replace the 7th Master Board seat after Rick Collum's departure. John Stevens advised this position needs to be filled by the landowner or a representative of the Corporation. If a corporation, they need to follow a process for their shareholders to agree to designate a representative to run for the seat.

Motion to Declare a Vacancy

Motion to approve by Luis Espino. Second by Carl Hellmuth.

Laura called roll call and Motion passed unanimously.

John Stevens recommends sending a letter out with a deadline of Nov 30th to fill the seat.

Discussion and vote to send mailing to commercial properties members for candidacy.

John Stevens recommends sending a letter out with a deadline of Nove 30th to fill the seat.

Open Forum

Street parking question

North of Pelican Cay-there is a black trash can that needs cleaning.

Question concerning access codes/ gates.

Question about details of summer pool attendant (BOD will take suggestions under advisement)

Missing piece of sidewalk

Driveway pavers. (Laura reiterated new guidelines will be forthcoming in January of 2024)

Meeting adjourned at 10:11pm.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary