

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

October 27, 2025 7:00PM

In-Person at West Broward Hall and via Zoom

In Attendance:

John Savaiko	President	
Jasper Briggs	Vice President	<i>absent</i>
Ailyn De Jesus	Secretary	
Carl Hellmuth	Treasurer	

Directors:

Laura Santiago	
Tanya Tarantino	<i>zoom</i>

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, John Savaiko at 7:00pm

Ailyn conducted Roll Call.

John advised there are tech issues at the lodge regarding the WIFI. He reminded participants that the BOD is comprised of resident volunteers. Vendors and representatives from the City of Pembroke Pines would be in attendance. He advised the 2026 Budget was passed and would be posted on the Resident Portal.

Motion to Approve the Consent Agenda

Approval of Previous Minutes-September 29, 2025 and October 16, 2025
Ratify PPM Approved Repairs in the amount of \$1,243.65

Motion to approve by Laura Santiago. Second by Carl Hellmuth.
Motion passes unanimously

President's Report

Sub-Association Common Area Maintenance Concerns.

John advised there are some challenges with some subs not maintaining their common areas. The BOD approved PPM initiating violations to the concerned subs so they stay in compliance.

Alex Leonardo, CPA with Leonardo & Co., provided a summary of the 2024 audit. The balance sheet is healthy. He advised there is 2.9M in cash and 2.3M in the cable escrow account. Leonardo advised he extensively reviewed the cable agreement escrow account.

There was discussion concerning the pooling of the reserves.
Leonardo advised there is more flexibility and bookkeeping can still be maintained by component.

Motion to Approve the 2024 Audit was tabled to the next meeting.

Treasurer's Report

Carl provided a recap and advised the new format was recommended by the Budget Committee.

Motion to Transfer Edward Jones Cash Account to High Yield Money Market at 3.96%

Motion to approve by Carl Hellmuth. Second by Ailyn De Jesus.

Motion passes unanimously

Motion to Move 2025 Cable Subsidy from Escrow in the amount of \$116,966.16

Motion to approve by Carl Hellmuth. Second by Ailyn De Jesus.

Motion passes unanimously

Motion to Move 2026 Cable Subsidy from Escrow in the amount of \$262,735.00 in Jan 2026

Motion to approve by Carl Hellmuth. Second by Laura Santiago.

Motion passes unanimously

PPM will continue to search for competitive rates.

Director's Report

Laura NIL

Ailyn NIL

Tanya NIL

John advised that Committee Reports will now be posted online.

John England, Assistant City Engineer, from the City of Pembroke Pines provided a recap on current projects:

-178th and SW 4th St.

Rapid Flasher will be installed.

-178th and 12th St

An All Stop may be installed.

-Capital Improvements

-178th Walking Path Repairs

Very complicated due to trees/roots.

Tim Welch, Director of the Pembroke Pines Utilities Dept proved a recap on the expansion of the water plant.

There are 12-13 months for permitting and 24 months of construction.

A corrosion analysis will also be performed.

Office Bogus from the Miramar Police Dept provided a recap.

He reminded residents to lock vehicles and leave car fobs indoors.

Community Affairs Recap-Cathy Balenovic

Cathy provided a recap of events and contests.

Management Update-Robert Moses provided a recap of the following:

- Resident Portal-4,526 Sign ups
- Electronic Opt-in-Consent for electronic correspondence. There will be postage savings.
- Reclaimed Water
- Bike Path Repairs are in process
- Crosswalk at 178th and SW4th in process
- Leaning Walks-RFP this week
- Monument Walls Letter Painting-completed
- Common Area Pressure Cleaning-completed. Gazebos and Pavilions are monthly.
- Community Park ADA Ramp-in process
- Large swings for Community Park-in process
- Damaged Utility Pedestals
- Storm Drain Recertification-in process (some drains had roots and were very clogged)
- Iguana Concerns-124 Iguanas removed by Trappers
- Fire Hydrants
- Pelican Cay Playground Renovation
- Community Pool Bathroom Renovation
- Pavillion Repairs
- Violation Procedure-Ride alongs
- Software
- Blue Stream on site technicians at the Experience Center

Motion to extend Iguana Control for another 6 months at a cost of \$480/monthly

Motion to approve by Ailyn De Jesus. Second by Laura Santiago.

Motion passes unanimously

PPM will also look into discounts for SL residents regarding iguana control on personal property.

Attorney Report

John had a comment about the audit and cable subsidy transfers.

Old Business

a. Overflow Parking

a. i. Parking App Vendor Selection

Laura provided a recap on the Parking App.

The Committee is recommending moving forward with a one-year contract, with a 30 day out period. Signage will also be necessary.

The cost will be divided between Associations with guest parking.

Motion to Engage Parking Pass as vendor, set up contract and pricing and look into signs

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Discussion.

Motion tabled to a Special Meeting to review details.

John thanked the Committee.

Laura recommends communicating the information to residents.

New Business

a. Guidelines and Colors

Approve Proposed Guideline Updates:

Motion to Approve Exterior Lighting

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Approve Privacy Screens/Trellis'

Motion to approve by Tanya Tarantino. Second by Ailyn De Jesus

Motion passes unanimously

Motion to Approve Statues, Sculptures and Garden Ornaments

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes

One No Vote-Laura Santiago

Motion to Approve Potted Plants/Hanging Pots

Motion to approve by Tanya Tarantino. Second by Ailyn De Jesus

Motion passes unanimously

Motion to Approve Landscaping Front Door/Entrance Landscaping

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Approve Fences

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Approve Hedges on Lake Lots

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Approve Hedges at 4".

Motion to approve by Tanya Tarantino. Second by Ailyn De Jesus.

Motion passes unanimously

Motion to Approve eliminating 3 Palm Grouping

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

i. Approve Proposed Color Scheme Updates

Motion to Approve new colors for stucco bands

Motion to approve by Tanya Tarantino. Second by Carl Hellmuth.

Motion passes unanimously

Motion to Approve new colors for community bathrooms, cabanas, and guard house

Motion does not proceed

b. Landscape Proposals

Motion to Approve Landscape Proposals for a total of \$27,390.00.

Motion to approve by Carl Hellmuth. Second by Laura Santiago.

Motion passes unanimously

c. Tree Root Damage on personal property

EEC will offer a 15% reduction for tree removal and 25% reduction for tree replacement

Earth Advisors-pending

PPM can distribute information to residents

d. Treasure Sound Mailbox and Sign Replacement Request

Treasure Sound BOD requested the Master to BOD to advance \$66,249.05 for their sub mailbox and sign replacement and invoice Treasure Sound residents over 16 quarters. They also requested a \$5.00 assessment to be added for a maintenance reserve fund.

The BOD advised they cannot loan a sub those funds. They can invoice a special assessment over a one-year period. Once the funds are available, Treasure Sound can complete the project.

e. Approval to Distribute Coupon Books for 2026 Assessments, providing \$26K savings

Motion to Approve Distribution of Coupon Books

Motion to approve by Laura Santiago. Second by Ailyn De Jesus.

Motion passes unanimously

f. 2026 Meeting Dates

Dates to be finalized by email

Open Forum

Meeting adjourned at 11:02

Motion to approve by John Savaiko. Second by Ailyn De Jesus.

Motion passes unanimously

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary