SilverLakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

May 18, 2026 7:00PM

via Zoom

In Attendance:

John Savaiko	President	**Directors:**
Jasper Briggs	Vice President	Laura Santiago
Ailyn De Jesus	Secretary	Tanya Tarantino *absent*

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 7:01pm

Ailyn De Jesus conducted roll call.

Cody Wolfe from Clear Waters Lake Management provided an educational presentation about maintaining our lakes. He reviewed the invasive weeds as well as the benefits of Eleocharis. SilverLakes has native wetlands and our 17 lakes are a community asset.

Consent Agenda

a. Approval of Previous Minutes-March 16, 2026
b. Ratify Neighborhood Mod Bike Repairs
    i. Bike Path Repairs
    ii. Sub-Association Mod Requests
c. Ratify PPM Approved Repairs in the amount of $9,299.65

Motion to Approve Consent Agenda

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

President's Report

John thanked everyone for their participation. He advised Blue Stream and Everglades representatives were at the meeting and FPI was participating via zoom. Issues within subs should be brought to sub leadership. He explained the purpose of Presidents meetings. He congratulated the Mod Committee. They had 600 recent requests and only denied 19. He also thanked the Guidelines

Committee. He explained the City of Pembroke Pines would consider engineering fast tracking to help with community parking issues.

Luis Espino thanked PPM for his recent visit to review paint colors with his wife. He met with Jonathan and he had a very positive experience. He also thanked Steve from Everglades.

Adrianna from Blue Stream Fiber provided an update. Blue Stream is relaunching products/service for SilverLakes. They will be upgrading equipment, ie modems and pods. SL originally had 600 mbps, but now it's 900. They will offer up to 2.5 Gig (at an additional cost)

Treasurer's Report
Carl provided a recap. The report will be posted on the Resident Portal.

Officer Bogus from the Miramar Police Station provided a recap concerning e-bikes and golf carts.

Director's Reports
Nil

Committee Reports-Posted Online

Community Events Recap-Cathy Balenovic
Cathy provided a recap of last year's events and upcoming events.

Management Update-Robert Moses

Robert Moses provided a recap on the following topics:

Resident Portal
Software Transition
Electronic Opt-in
Reclaimed Water.
Bike Path
Crosswalk Sw4th St & 178th Ave
Leaning Monument Walls
Common Area Pressure Cleaning
Community Park Upgrades
Storm Drain Recertification
Iguana Controls
Fire Hydrant Project
Reserve Projects
Overflow Parking

Attorney Report

John Stevens thanked Warren and Al for facilitating the recent meeting with the City of Pembroke Pines. He also advised the subs to be prepared for mandates concerning Click to Enter which would result in a $3500 charge per gate.

Old Business

a. Leaning Monument Wall Proposals

Motion to Approve Solid Foundations in the amount of $23.5K
Motion to approve by Laura Santiago. Second by Carl Hellmuth.
Motion passes unanimously

b. Pool Upgrades-Pool Furniture

Motion to Approve Beach & Furniture in the amount of $17,482.56
Motion to approve by Carl Hellmuth. Second by Ailyn De Jesus.
Motion passes unanimously
Laura mentioned the Presidents were in agreement at the Presidents Meeting on May 5th.

New Business

a. Common Area Landscaping

Motion to Approve Proposals #4452, #4454, #4455, #4536, #4621, #4664 ,#4665, #4739 ,#4806 in the amount of $54,995.00.
Motion to approve by Jasper Briggs. Second by Carl Hellmuth.
Motion passes unanimously

b. Holiday Light Contract Extension

Motion to Approve extending the Magical Displays contract at the same rate for three years.
Motion to approve by Jasper Briggs. Second by Carl Hellmuth.
Motion passes unanimously

c. Proposed Guideline Changes

Motion to Approve Guideline Recommendations from the Committee, removing Mod Requirement on wall art and two other edits.
Motion to approve by Ailyn De Jesus. Second by Laura Santiago.
Motion passes unanimously

Open Forum

Motion to adjourn at 10.08pm

Meeting adjourned.

Respectfully submitted,

_____ _____

Cathy Balenovic
Director Community Affairs

Ailyn De Jesus
Secretary