

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Meeting of the Board of Directors

July 17, 2023 7:00PM

In-Person at West Broward Hall and via Zoom

## In Attendance:

Laura Santiago	President
Luis Espino	Vice President
Terrie Allison	Secretary
Carl Hellmuth	Treasurer

## Directors:

John Savaiko  
Jasper Briggs

## 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 7:00pm

Terrie Allison conducted Roll Call. All present.

Robert Moses inquired if residents Rhoda Wiltshire, Elizabeth Ortiz and Hector Nunez were present to discuss special assessments.

None were present.

## Consent Agenda

- a. Approval of Previous Minutes-May 15, 2023
- b. Notice of Individual Assessments
  - i. Account 390074-Sidewalk repairs
  - ii. Account 390060-Legal fees
  - iii. Account 280089-Property maintenance
- c. Ratify PPM Approved Repairs in the amount of \$2,828.00

## Motion to Approve Consent Agenda

Motion to approve Terri Allison. Second by John Saviko.

Terrie Allison called roll call and Motion passed unanimously.

Laura Santiago thanked local realtor, Durani Thakoordyal for providing donuts for residents at the meeting this evening.

## President's Report

Laura thanked residents for attending this evening, online and in person.

She explained that meetings would proceed differently, as previous meetings, have resulted in inappropriate comments and online behavior. In order for the meeting to proceed in a more orderly fashion, video and microphone will be muted for online participants. Comments from residents will be accepted before a vote only on the specific topic being voted on.

A Town Hall was held at Hilton Gardens to meet with residents. There were a couple hundred residents that attended. Pines Property Management, Board members assisted residents until 10pm. Everyone who attended was heard.

She advised if another Town Hall is needed, it will be scheduled.

Laura mentioned that a resident that evening at the meeting handed her \$40 for pizza. Laura will give that money to the Community Affairs Director to put towards contest prizes/giveaways.

She advised Blue Stream Fiber will be wrapping up install during the month of August and encouraged residents to register for service when their community is contacted to do so. Residents can still use Comcast until the contract expires at the end of December.

Laura also shared that the Presidents are reviewing and updating current SilverLakes Community Guidelines.

Tow signs were also discussed. Not all SilverLakes Communities have towing agreements in place. Therefore, the Master Board has stepped in and signed an agreement to tow.

Disabled vehicles, and expired and missing tags on vehicles, are subject to tow in overflow parking spaces.

Laura also encourages all Presidents to provide a generic Gmail address for their communities to be posted on the SilverLakes website. Residents should be able to reach their sub association leadership. Cathy will post emails on the SilverLakes website under each community's individual page.

<https://www.silverlakes.net/our-communities.html>

## Treasurer's Report

Carl Hellmuth provided a recap. There is a balance of \$1,755,009.30 in the SL Operating account.

The total in the Edward Jones CD account is \$248,819.15 .There is a total of \$ 1,396,659.18 in the five Popular Community Bank Money Market accounts and a balance of \$2,438,197.76 in the SilverLakes Escrow Account for Comcast.

Laura advised the escrow account is made up of Cable Door Fee funds. This money has been used to offset Comcast fees from going up for residents. The same will be done with Blue Stream.

CDARS/ICS accounts (CD/MM), -making sure all accounts are FDIC insurable, was discussed.

Motion to engage with a Banking Professional to how to best balance the funds and authorization for the Treasure to proceed.

Motion to approve John Savaiko. Second by Terrie Allison.

Terrie Allison called roll call and Motion passed unanimously.

A decision can be made at the next BOD meeting,

#### Directors Report

Terrie-NIL

John-NIL

Carl-NIL

Luis- Thanked all the Committee members for working so hard for the community. Residents should consider joining/volunteering and getting involved.

Jasper- Sees a lot of improvement

BOD thanked Committee members for their hard work.

#### Committee Reports

A. Presidents Meeting-John Savaiko

Next meeting is August 1st

Modification Guidelines follow up meeting.

B. Fining Committee Report-No fining hearings took place in May or June. Resuming in July. Guidelines are being updated.

C. Security Committee Report- Ivan provided a recap.

\*Residents should keep fobs far from cars inside the house.

Corey Bogus from the City of Miramar Police Dept provided a recap.

D. Landscape Committee-Leena Gonzalez provided a recap.

Motion to approve Proposals #10380,#10381,#10382, #10383, #10384

Motion to approve by John Savaiko. Second by Terrie Allison.

Motion passes unanimously.

E. Lake & Boat Committee Report- De' was absent.

F. Modification Committee Report- Athena provided a recap.

From May 1<sup>st</sup>-June 30<sup>th</sup> there were 684 requests, 532 were approved and 152 were denied.

This is a 78% approval. Athena is very pleased and feel confident the Committee can meet the goal of 80% approvals.

Residents Martine Mueller of Treasure Sound thanked Laura Santiago for doing an outstanding job, Carl for crunching numbers, and all the Board members for making improvements.

Elaine Vega of Bermuda Village also thanked the BOD.  
She inquired about the wall behind Bermuda Village that borders Publix.

G. Overflow Parking Committee Report- Sandra Gakneras provided a recap.

The Committee is working on a letter to communicate new rules that will be implemented. The letter will be forwarded to the legal team for approval.

Pines Property is also working on signs as a motion was passed that pool parking will be strictly enforced.

H. Community Affairs

Cathy presented three bids for SilverLakes Holiday Lights.

Motion to approve Magical Displays as the Holiday Light Vendor for a three year contract, with a request for a larger display at Pembroke Rd and different colors on sub walls. Design Options to be voted on by BOD at a later date.

Motion to approve by John Savaiko. Second by Luis Espino.

Motion passes unanimously.

Cathy presented a recap of past/upcoming events and contests.

I. Management-Robert Moses provided a recap.

J.

Monument Wall Renovation Update:

The Board requested samples of various sealer options for the new tiles. Sealer options have been provided. This item is currently tabled pending discussion of next steps.

Bike Path Repairs:

PPM has completed repairs of several hazardous areas along the bike path. Proposals for root pruning, tree removals (as necessary), and repaving are in progress.

### Attorney's Report

John Stevens provided a Legislation Recap.

Some new items:

- Meeting notices must now include agenda items, for the sub meetings as well. BOD can not motion any items not listed on the agenda.
- Criminal/civil penalties for gifts accepted
- Penalties for forged ballots/using organizational funds/ destroying documents

- Relationships to developers/vendors must be disclosed.
- Violation notices must state the exact violation and exact steps to be taken to remedy.
- No member can be prevented from voting. No bribes.
- Two flags in front of household are allowed
- Items in backyard, ie artificial grass, boats, etc, cannot be prevented if they cannot be seen by neighbors.
- Cities cannot discriminate against dog breeds (SL Still can)

Laura suggests John provide a recap concerning above legislation to the Presidents at the next meeting on Aug 1st.

#### Open Forum

- Drainage issues on 178th
- List of Approved Palms
- Misty Harbor speeding
- Pool signage
- Sub towing agreements

#### Meeting adjourned at 9:42pm

Motion to approve by John Savaiko. Second by Terrie Allison.

Motion passes unanimously.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Terrie Allison  
Secretary