

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

March 15, 2022 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	<i>absent</i>
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 7:06pm

Robert Garcia welcomed everyone to the meeting and called the meeting to order.

Terrie Allison conducted Roll Call.

President's Report

The agenda order will be changed this evening. Robert Garcia advised one of our longest Master Board members, Daron Fitch will be leaving SilverLakes and stepping down from the Board. Robert expressed how invaluable Daron was to SilverLakes. Robert presented Daron with a Plaque of Appreciation.

Daron advised he has been a SilverLakes resident for 26 years, going on 27. He has been a part of the Pelican Cay Board for as long and 18 years on the Master Board. The Board has been great to work with. Outstanding people. He is building a brand new home in another community. He will miss SilverLakes, as well as his community in Pelican Cay. This will be his last meeting as a Board member. He will still be available to attend meetings. He is particularly wishing to follow the Blue Stream Fiber build out. He is sad he will not see that project through to fruition, but he is confident residents will be happy with the product.

Robert Garcia advised at the last President's meeting, a request was made to look into the Master Board meetings transitioning to a hybrid meeting. Those that wish to attend in person, can, and those that wish to attend from home, may. Robert asked for a motion.

Terrie advised she had made the suggestion and would like Robert Moses to work on the logistics to have the meeting in person in conjunction with zoom.

Motion to Move to Hybrid Master Board Meetings, provided covid numbers remain low. Logistics tasked to Robert Moses to conduct a hybrid meeting.

Motion to approve by Terrie Allison. Second by Vicki Minnaugh

Motion passes unanimously.

Treasurer's Report

Vicki Minnaugh provided a recap. There is a balance of \$1,512,711.70 in the SL Operating account. The total in the Edward Jones CD account is \$247,064.26. There is a total of \$ 1,375,016.50 in the five Popular Community Bank Money Market accounts and a balance of \$3,280,028.42 in the SilverLakes Escrow Account for Comcast. Vicki advised SilverLakes is very solvent.

Guests

Blue Stream Fiber-Project Update- Daniel Aparicio, Senior Project Manager

Daniel also thanked Daron Fitch for his input for the Blue Stream Fiber project.

Daniel provided an overview concerning materials, construction, permits activation dates.

Construction (2022)

Phase 1: Mar 31-Jan 6, Phase 2: Aug 11-Dec 15 Phase 3: Apr 28-Aug 31, Phase 4: Feb 16-Apr 24

Activation Dates: Phase 1 Sep 2023/Phase 2 July 2023/Phase 3 April 2023/Phase 4 Feb 2023 and Target (5186 total units)

Daniel showed photos of construction progress in Phase 4.

Daniel advised the Experience Center will be opening soon. Tentative opening in 30-45 days in SilverLakes. It will be a local location for support.

- Hands-on Training on all Blue Stream Fiber products and services
- One-on-one consultations to understand transition and service features
- Location for immediate in-person support
- Venue meetings
- Much More!

Robert Garcia thanked Daniel for the presentation.

Consent Agenda

a. Approval of Previous Meeting Minutes- January 24, 2022

Motion to Approve Previous Meeting Minutes of January 24, 2022

Motion to approve by Laura Santiago. Second by Terrie Allison

Motion passes unanimously.

b. Ratify PPM Approved repairs in the amount of \$6,932.00

Motion to Approve PPM Repairs in the amount of \$6,932.00.

Motion to approve by Terrie Allison. Second by Laura Santiago

Motion passes unanimously.

Directors Report

Daron-Nil

Ray-Nil

Vicki-Nil

Laura-Nil

Rick-*absent*

Terrie-Terrie wanted to thank Steve at Pro Tree for the great work on the trees in the neighborhood.

Committee Reports

A. Security Committee Report

Corey Bogus provided a recap from the Miramar Police Department. He discussed a recent incident whereby bullets were shot.

Code Officer Streeter introduced herself.

Officer Feldman from Pembroke Pines provided a recap. Low crime in Pembroke Pines.

Kids continue to try to open vehicles in driveways for crimes of opportunities.

Stats can be viewed: www.communitycrimemap.com

April 12th: Coffee with a Cop

Other Events starting again.

Citizen's Police academy is starting up again.

Terrie expressed her appreciation that things are opening up again.

Robert Scopa was absent. Robert Moses provided the recap.

B. President's Meeting-John Savaiko

i. Presidents Meeting Update

John thanked Daron for all his hard work. He has always been a voice of reason. Daron will be missed.

John thanked the Master Board for considering the hybrid meeting idea that was brought up at the last President's meeting.

John provided a recap from the March 8th meeting; Blue Stream Fiber, On Street Parking, trending down, 2868 violations Aug 2021 to Feb 2022. Overflow Parking, Homestead and Rental Program, Swale Tree Progress, and an update from Cathy regarding Community Evens and Contests.

C. Fining Committee -Harvey Harris

Harvey thanked Daron.

Harvey provided a recap.

There was a total of 1345 violations between Jan and Feb 2022. 601 homeowners were fined.

Harvey advised one fine was waived for a Homeowner. He reiterated that not all homeowners are fined.

A homeowner had an issue with painting his home. He is receiving fines, but he doesn't know how to correct it. Robert Moses advised he will intervene.

D. Landscape Committee-Leena Gonzalez provided a recap

Motion to Approve Estimates #10106, #10112, #10113, #10117 in the amount of \$18,455.00.

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

Motion passes unanimously.

Ricardo advised there is an issue with a Date Palm. He would like something in writing.

Robert Moses will reach out to the arborist to put his findings in a report.

E. Lake & Boat Committee Report- De' Barbadaes

De' reminded Daron that he was the Project Manager when he bought his house. He will be missed.

De' provided a recap. She launched the new Committee in Jan and emailed her team on Jan 18th and has not heard from everyone. She has requested Robert Moses' help. She will have a meeting at the end of April or May.

Ricardo advised he will be in contact with De'.

F. Overflow Parking Committee Report- Jaspar provided a recap

He advised there will be an additional meeting with sub associations with overflow parking that have not attended a meeting yet. They are waiting on more feedback. Robert Moses is preparing a communication to get all the other communities to attend the next meeting. The following communities have not responded Coconut Key, Coconut Sound, Coconut Bay, Coconut Shores, Tiffany Cove, Sapphire Bay, Sapphire Park, and Sapphire Pointe.

Robert Garcia asked if any residents from those communities are present this evening, that their feedback is necessary.

Tanya advised she did not receive the email. Robert Moses advised it was sent to the Presidents. Robert Garcia advised Robert Moses to reach out to all the sub association BOD members, not just the Presidents.

Derek asked what information was in the email. Robert Moses reviewed the content of the email.

Lynn advised Emerald Springs wants to opt out. Robert Garcia advised until all feedback is reviewed, no decisions have been made. He advised that all subs with overflow need to provide feedback to either cancel entire effort or modify the effort.

Hector advised he had a conference call and was told there was going to be an action plan. Robert Garcia advised that it is unfortunate that not enough people have responded. He advised a reasonable decision cannot be made without their participation. It needs to be addressed as a SilverLakes Overflow Parking issue. Hector advised that someone has been parking in front of his house for three months. Robert Garcia explained currently there is nothing in the SilverLakes guidelines that prevents that. He explained the by-laws need to be addressed, with a majority to vote to amend.

Jaspar suggested moving forward with the subs that do want the overflow parking. If others want to opt out, they opt out.

Rick explained one size doesn't always fit all, Sunset Isles wants to opt out. They do not have an issue in their community. He advised other Presidents that if they want towing, they can get it done. Robert Garcia doesn't have to do it for them.

John Savaiko concurs with Robert Garcia and Rick. He reiterated that every sub association can have a towing agreement. He advised some Leadership does not attend meetings and therefore do not relay communication to residents. He advised residents that if they do not know who their President is and they not getting information, then reach out to your BOD members in your community and engage them to relay information. Robert Garcia explained the information is on the SilverLakes website. He advised if you are unable to reach a sub association President, then to let him know.

Lynn asked if the rules could be revised and the app disregarded or is everything geared towards the app. Robert Garcia said the rules could be revised, but there is no weight if they cannot be enforced. The cost involved in overseeing that implementation is unaffordable, so a cost effective option is the app which is an efficient way for FPI to enforce the overflow parking issues.

Perla advised the app is too expensive. Robert Garcia advised it is 25 cents per home, per month. And a one time fee of \$200 to put the community online.

Perla also said the cost of signs plus parking enforcement.

Robert Garcia reviewed the upfront and ongoing costs. He explained after the first few months, after the adjustment to the guidelines, the expectation is there will be compliance and the extra costs for enforcement will diminish.

John Stevens advised there are two separate corporations. There is the sub association and there is the Master Board. Subs have the right to change their sub docs, tow cars etc. Typically, there is a lot of apathy in sub associations to vote to change regulations and this is why the Master Board has gotten involved as it is a problem for many residents. John advised that sub associations will have to pay for whatever guidelines they vote for.

Karen asked what the distance is to plant a tree between property lines. Robert Garcia asked Karen to hold her question to the Open Forum.

Terrie was under the impression there was a test community. Robert Garcia advised there were two test communities. Robert explained how those communities contributed to developing the app.

Rick wanted confirmation that the funds being spent for this are just from communities with overflow parking.

G. Cable Committee

Blue Stream Fiber Update-Daron Finch provided a recap.

Feb 18th construction began in Phase 4-Marina Isle. The construction schedule was reviewed.

Pre-Construction meetings are held with communities prior to construction commencing.

He reviewed the door hanger that will be placed prior to construction.

Utilities will be marked. He showed photos of equipment and trenches and premise boxes.

Residents can keep up-to-date via the SilverLakes Construction Corner on the SilverLakes website.

Jan 2023 Construction will be completed. Then appointments will be made to connect every home.

Any irregularities should be reported so problems can be identified early.

Daron advised Blue Stream is responsible for any repairs/damages. Robert Garcia advised that they had cut his internet cable and sprinkler by mistake and it was repaired immediately.

Rick wanted to make sure the guard house will have internet connection. Robert Moses confirmed guard houses/gates will have internet connection.

Steve wanted to know why they were never notified there was a change to Blue Stream. Robert Garcia advised there were multiple notifications. 5 bids were received for SilverLakes. All bids required 100% participation. The last contract with Comcast did not require spending on overhead. Blue Stream needs to spend upwards of 5M to install fiber in SilverLakes. This requires 100% participation. There was no option of opt out from any of the bids from the vendors. Even if SilverLakes remained with Comcast, there would be 100% participation.

H. Community Events Recap-Cathy Balenovic

Cathy also thanked Daron. She provided a recap of Events and Contests and a reminder that information can be found at www.SilverLakes.net, Channel 97, and social media. Ripples is no longer being mailed, but can be downloaded/viewed on the SilverLakes website. It is also being sent via email blast.

ii. Flag Bids

Motion to Approve Online Stores in the amount of \$2,982.86.

Motion to approve by Ray Whittier. Second by Daron Fitch.

Motion passes unanimously.

Flags will be distributed before Memorial Day and discarded flags will be collected after the 4th of July.

I. Modification Committee Report-Tanya Tarantino provided a recap.

Between Jan 20-Mar 11, there were 309 requests; 152 were approved and 157 were denied.

Tanya reiterated that 90% of denials are because items are missing from the checklist.

Brandi advised her modifications are always denied even with assistance filling out the form.

Janet would like to be contacted about her driveway.

James had a question about having three palm trees on his property.

Dario also had a question about the driveway. Two years, five submissions.

Karen requested information on distance to plant between each homeowner.

Discussions around mango trees.

Tom expressed guidelines need to be updated as they do not apply to every community.

Eric is concerned about sidewalks buckling from tree roots.

Jeffrey was concerned about the new cable company and he should have a legal right to decide.

Board members shouldn't decide for residents. He doesn't want holes drilled into his home. John

Stevens advised the BOD is permitted to make these decisions per the SilverLakes Governing Docs.

Jonathan wants to plant trees in his swale and had questions about fencing.

Terrie advised swale trees need to be reviewed for the Coconut communities.

Rick reiterated again that one size does not fit all. Some communities keep up maintenance and others don't.

J. Management-Robert Moses provided a recap

i. Corrugated Pergola Roofing

Robert provided photos. The City of Pembroke Pines will allow as long as they meet code and structural requirements. Installation is key because of hurricanes. After-market installation is not possible, only designs that already have this roofing already designed.

Robert Garcia wanted feedback from the Board to consider the concept. Terrie agrees with the concept. She would like more information before voting. Daron is always for more options for homeowners. Laura would also like more information before a vote. Robert Moses advised the BOD that they would need to accept the aesthetic and then he can work with John for the correct legal language. Laura and Terrie do not like the aesthetic. Ray finds it acceptable.

Tanya reminded the BOD that homeowners have been requesting this, via the Modification Committee, so they can have light through their pergola and not rain. Terrie asked why SilverLakes was approving something that the City has not approved.

Robert Garcia asked BOD for aesthetic feedback:

Terrie NO

Laura NO

Daron Likes the idea, but perhaps there is another material.

Robert Garcia agrees with Daron.

Robert Garcia asked Tanya to look into other material.

ii. Metal Roof Language needs updating. Docs mention Metro Metal, but not styles.

Add Barrel Tile, Flat, and Standing Seam Style.

Metro needs to be removed as there are other manufacturers.

Terrie had a question about the Standing Seam Style. She thought that was just for commercial properties. Robert Garcia advised it is permitted in SilverLakes. Terrie mentioned the concrete tile needs to be updated as well. Terrie suggested a separate meeting on these issues are necessary. Robert Garcia concurs and asked Robert Moses to schedule.

iii. Tree Evaluations recap

1. Swale trees- completed report is expected by the end of the month and maintenance in May. BOD Presidents will be advised.

2. Common Area Trees- This will take place after the swale trees. All trees will be evaluated in the common areas and recommendations for maintenance will be made. BOD will be advised. Trees blocking street lights will also be evaluated.

iv. Monument Wall Lettering- Robert Moses provided a recap due to the project. The initial project was to cost around 500K. Plastic lettering has been considered for replacement. Beautiful Mailbox, one of the vendors we have used in the past, does not do plastic letters. There are two other vendors that do. More information will be gathered for the next meeting.

Attorney's Report- NIL

Old Business

NIL

New Business

Misty Bay Exterior Fence

Robert Moses provided a recap of SW corner, close to Pines West Storage. There is a lot of pedestrian traffic.

Robert Moses advised Rick Collum is ok with SilverLakes erecting a fence close to Pines West Storage.

Motion to Approve the bid by Shekinah, for the Misty Bay SW Corner Fence, provided they lower their bid, including permits, to under 4K.

Motion to approve by Ray Laura Santiago. Second by Ray Whittier.

Motion passes unanimously.

Open Forum

Lynn had a question about the fencing around the playgrounds.

Robert Moses advised they are in the process of being repaired.

Stacey said the Crystal Sound card reader is down and she was advised by PPM that it will not be replaced. Robert Moses advised that would be a decision from the sub association board.

Al also advised the gate at a community park needs to be addressed. He also asked what material is being used for the benches at the pavilions. Robert Moses advised it is plastic coated metal.

Karen wants to know what the protocol is for FPI to handle unwanted people fishing on Miramar Parkway. Robert Moses advised when this is called in, FPI will approach the people and ask for proof of residency. She advised FPI has refused to come and remove people from fishing. Robert Garcia asked Robert Moses to follow up on this issue with FPI.

Karen wanted to know who is in charge of managing the Presidents of their sub association. Robert Garcia advised the Presidents are elected by the residents of their sub associations.

John Stevens reiterated the structure of SilverLakes- the difference between the sub association and the Master Board.

Motion to adjourn at 11:12pm

Motion to approve by Ray. Second by Laura Santiago.

Motion passes unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary