

Silver Lakes Community Association

A Corporation Not-for-Profit

Meeting of the Board of Directors

July 11, 2022 7:00PM

Hybrid Meeting, in person and via Zoom

In Attendance:

Robert Garcia	President
Luis Espino	Vice President
Vicki Minnaugh	Treasurer
Terrie Allison	Secretary

Directors:

Ray Whittier
Rick Collum
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 7:00pm

Robert Garcia welcomed everyone

Terrie Allison conducted Roll Call.

Treasurer's Report

Vicki Minnaugh provided a recap. As of 6/30/22, there is a balance of \$1,185,150.54 in the SL Operating account. The total in the Edward Jones CD account is \$247,072.66. There is a total of \$1,376,813.50 in the five Popular Community Bank Money Market accounts and a balance of \$2,614,557.52 in the SilverLakes Escrow Account for Comcast.

CD from Synchrony Bank was closed.

Cashier Check for \$253,199.13 was deposited into the Operating Account on 2/1/2021

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

Recap provided

There is currently construction in 13 out of the 39 SilverLakes Communities.

Fiber is also being laid on SilverLakes Blvd for connections.

Active construction in 2, 025 units.

Blue Stream started project in Phase 4.

Daniel reviewed communication; door holders, yard signs, sandwich signs, the dedicated Blue Stream rep, QR code, flyer, etc.

How issues are handled was reviewed.

He also reviewed stats, such as overall time to repair; 2.4 days

Of 2023 units, there have been 373 residents who reported issues, for 18% overall. The goal is to stay under 20%.

The Blue Stream "Experience Center" for SilverLakes will be located at 18215 Pines Blvd. He showed the blueprint for the space. They are in the permitting process.

Laura pointed out sewage stats have gotten worse. Daniel said there was one outlier than skewed the average. It was challenging to find the leak, but it has been repaired.

Dodd advised he might be that resident and he said the pipe was completely shattered and he had to call the city. He wanted to know what the process was as he had to do everything himself. Daniel reviewed the process. Dodd said there was a missile that was put under the driveway.

There was also a resident who had a shattered sidewalk. Daniel advised it was the roofing company. Daniel said they will still go ahead and make the repair. He said when digging is completed, restoration will be completed with a concrete company.

Robert Garcia advised feedback will be given after construction and residents should answer honestly. Anything that a resident is not satisfied with, Blue Stream needs to go and make the repair or Blue Stream will not be able to close out that community.

There was discussion concerning markings being washed away prior to digging.

For any issues, contact:

fbersupport@pinespropertymanagement.com

Lisa said Blue Stream, came to Sapphire Park, and there were no markings on her lawn, and she asked the crew, are you sure you know where to dig, they assured her they did. Her internet was out the next day. She called Omar to repair. The yards are completely overturned, but they will get a letter for a fallen palm frond. She reiterated she didn't know about SilverLakes going to Blue Stream and she doesn't know what the pricing is going to be.

Robert Garcia explained that some of the lines are difficult to avoid. He reiterated that connectivity must be repaired same day.

Robert also reviewed the vetting process for Fiber Optic. All vendors wanted 100% participation for Fiber Optic because of the capital investment. Robert advised the Board can review contracts on behalf of residents. Every single resident was provided with contract information. Robert advised the information was included with monthly assessment bill. He reviewed the cost.

Robert also reviewed the cabinet/trunk is in the front of every community which connects to other boxes in front of homes.

Consent Agenda

- a. Approval of Previous Meeting Minutes- May 24, 2022
- b. Ratify Board vote to approve FPI dispatch forwarding
- c. Ratify PPM Approved Repairs, in the amount of \$4,802.97

Motion to approve the Consent Agenda

Motion to approve by Laura Santiago. Second by Luis Espino

Motion passes unanimously.

Director's Report

Terrie- Nil

Vicki-Nil

Laura-Nil

Luis- Had the opportunity to speak to the Presidents in his group and they'll be meeting together shortly.

Ray-Nil

Rick-Nil

Committee Reports

A. Security Committee Report-Robert Scopa

i. Committee Updates

Robert provided a recap. He would like to provide FPI stats and police can provide criminal stats. He wants to reiterate to residents when to call FPI or when to call the Police. Police should be contacted for criminal activities, car burglaries, pool trespassing, etc. Some residents feel FPI is a Private Police Department.

Robert Garcia advised Robert Moses will discuss this during FPI Post Orders, and a communication will go out as far as what to expect from an FPI guard.

Robert Scopa also said clickers and communities are also an issue. Robert Garcia advised there has to be a community wide protocol.

ii. City of Pembroke Pines and Miramar Community Affairs Officers

Officer Bogus provided a recap. City of Miramar, sign up for alerts, via the website.

Alerts are about upcoming events, roundtables, and information. They are sent via email.

No crimes to report.

Scam with FPL calling residents saying their bill is overdue and asking to pay via zelle.

Al said there were two break ins on the east side. Broward Suppression team caught the suspects. Al asked if this team could come out west. Officer Bogus explained the process with the Suppression Team.

Alan from Tiffany Cove brought up visiting parking and the same cars being there for three weeks.

B. President's Meeting-John Savaiko

i. Presidents Meeting Update

John advised there was a Presidents Meeting last week. He reviewed the topics discussed.

Modification Community, Parking, Pool contractors, PPM reports, FPI process, overflow parking, and on street parking.

ii. Street Parking Update

There were 539 violations in Dec, 512 in Jan, 477 in Feb, 294 in Mar, 311 in Apr, 399 in May and 276 for June.

He reiterated placards have been transitioned to stickers. He advised there has been good progress.

Robert Garcia advised there has been great progress.

C. Fining Committee -Harvey Harris

Harvey provided a recap from May-June 2022

There was a total of 1125 citations.; 175 were fined.

A resident asked if there was a breakdown of violations. He advised there is inconsistency with violations, in particular, stepping stones. He spoke of stepping stones that are grandfathered in or approved by the Modification Committee. Robert Garcia reviewed the process as did Robert Moses. The resident advised it feels like selective enforcement. Everyone should be treated equally concerning stepping stones.

Robert Garcia advised a Modification should be requested and the Committee will review and approve or deny.

John Stevens advised the process as well. Approval for changes to any home must be requested via the Modification Committee.

D. Landscape Committee-Leena Gonzalez -Absent

Robert presented the Estimates.

Motion to Approve Estimates #170, #10177, #10181, #10191, in the amount of \$44,900.00

Motion to approve by Terrie Allison. Second by Luis Espino.

Motion passes unanimously.

Laura mentioned the damage repair.

Robert Moses explained they try to go through offenders insurance whenever possible.

E. Lake & Boat Committee Report- De' Barbadaes-Absent

Robert Moses provided a recap about Hydrilla, Pondweed and how the weather is affecting the algae blooms. An informative flyer will be prepared for residents.

F. Overflow Parking Committee Report- Sandra Gakneras-Absent

Robert Moses provided a recap.

There was a meeting on June 15th. 8 of the 19 communities attended.

The committee reviewed a new set of proposed parking regulations and discussed alternative measures. It was decided to narrow the objectives to more specific enforcement needs. A vote was taken on the following actions:

Should SL require vehicle registration. In favor 7, Opposed 1

Should SL allow overflow parking, or guest parking only- Guest Only 4, Overflow and Guest 4

Should SL restrict parking at the pool areas to Pool Parking Only- In favor 6, Opposed 0

Next meeting is on July 13th at 7pm

Robert Garcia advised more participation from all 19 communities is necessary.

John Savaiko explained the on-street parking guidelines changed after the Fire Marshall mandate.

G. Modification Committee- Tanya Tarantino

Tanya provided a recap.

There have been 352 Modification Requests between May 21, 2022-July 8, 2022. Avg 176 submission of 176/month. 208 were approved and 144 were denied. Main requests, mostly Windows & Doors.

Robert Garcia thanked Tanya and the Modification Committee for their hard work. He reiterated the Committee is resident volunteers and asked everyone for patience.

H. Community Events Recap-Cathy Balenovic

i. Community Events Recap

Cathy provided an update of events and contests.

To Date: over \$2K in prizes has been given to SilverLakes Contest Winners.

ii. Holiday Lighting Update

Renderings were provided. The BOD will review and vote on selection at a later time.

I. Management-Robert Moses

i. Monument Wall Project Updates

Monument Wall Project Update The board of directors authorized the first phase of the monument wall lettering upgrades to take place with the following communities:

BRITTANY BAY

LAS BRISAS

TREASURE SHORES

EMERALD SOUND

COCONUT SOUND

COCONUT REEF

MISTY HARBOR

These 7 community walls had substantial tile deterioration and were selected to have all wall tiles replaced prior to the installation of the new lettering.

Tile manufacturing of the wall's tiles will take approximately 60-days to complete, at which time the tile demolition and replacement will begin. This is estimated to start by August 24th, starting on the North end at Brittany Bay. Start date is subject to change.

The entire project from start to finish will take approximately 8 weeks.

Lettering replacement samples are currently being manufactured, with 2 different finish options - Matte and Gloss. The samples are expected to be received by Pines Property Management by July 12th.

Once received, management will coordinate with the Board to view the lettering samples on a monument wall to confirm the final font and finish.

ii. Common Are Tree Evaluation Update

Common Area Tree Evaluation Update Earth Advisors current evaluation summary:

1. 5,320 trees and palms have been evaluated so far (80% complete the common area tree evaluation).
2. 20 trees have been identified as imminent hazard trees recommended for immediate removal.
3. 39 additional trees are being recommended for future removals due to poor structure, restricted growing space, and poor health.
4. The past maintenance done for the common area trees has been found to be consistent with keeping them in fair to good condition and structure.
5. Maintenance recommendations items will include:
 - a. Palm pruning
 - b. Clearance pruning
 - c. Crown reductions (for locations of large canopy trees in restricted spaces).

The final report is still in progress and is expected to be completed by the end of July

Attorney's Report- John Stevens

John provided a recap.

BCPA provided a list of all properties without an active Homestead within SilverLakes.

750 of those properties were originally identified as potential rental homes without a lease on file. A courtesy notice requesting the status of those properties was initially sent by the Association, reducing the number of unidentified properties to 311.

The remaining 311 files were sent to legal for additional communication and pre-suit mediation. This resulted in 174 responses.

Of the 135 without response, 2 have been schedule for pre-suit mediation.

50% remaining properties with legal are investor-owned properties.

The Association has been advised that an effort to personally visit the properties that have not answered, should be considered. Management will be preparing a plan to visit these homes with a script from counsel, to determine the property status.

We want to be on solid ground prior to proceeding with a lawsuit or including these properties in the overall rental percentage which can affect future rentals.

John advised renting out homes on Airbnb/VRBO is not permitted in SilverLakes. It is difficult to manage. Residents should advise PPM if there are short term rentals in their communities.

Old Business

New Business

a. Swale Tree Fertilization

Swale tree replacements began as a necessity during the re-paving project. Many of the swale trees in the last 2 phases of paving could not receive root barriers, resulting in removal/replacement recommendations.

The lack of maintenance to the community swale trees resulted in a financial impact to the Association to ensure the roadway investment was protected. Ultimately, the maintenance of all of the community swale trees was taken over by SilverLakes in 2021, following evaluations and maintenance recommendations by Earth Advisors Certified Arborists.

Earth Advisors included high priority maintenance recommendations including, but not limited to clearance pruning, crown reductions and root pruning. In cases where a tree could not be pruned or was a hazard to the community, a recommendation for removal was made.

Fertilization was not included as a maintenance item for the Association to budget when the project was taken over. The swale palms are the trees in most need of fertilization. Followed by the newly planted shade trees. It is recommended that all palm trees be fertilized twice/year, and all newly planted hardwoods for the first 3 years.

Cost: \$31,075 to fertilize all of the trees 1 time in 2022.

The Fertilization cost for 2023 will be \$62,150 which will be worked into the budget.

Recommendation and how to fund:

A portion of this expense is related to new trees planted during the repaving project. Because of this, it is suggested that this come out of the paving line item and spread out with the paving replenishment line item in the budget.

Motion to Approve

Motion to approve by Terrie Allison. Second by Luis Espino.

Motion passes unanimously.

b. SilverLakes Approved Tree List

Trees approved for use in yards and backyards:

Spanish Stopper

Black Ironwood

Pigeon Plum

Green Buttonwood

Purple Tabebuia

Palm trees approved for swales:

Vietchia Palm

Sabal Palm

Swale trees are maintained by the SilverLakes Community Association

Swale Tree Decisions were tabled for a future meeting.

Discussion about trees.

c. FPI

i. Rate Increase

FPI Security has advised SilverLakes that inflation and the current labor market, have affected their ability to hire and retain qualified security personnel, to meet SilverLakes's needs.

The current contracted rate of \$18.05/hour does not allow for the guards to be competitively compensated, and results in frequent turnover.

FPI requested that SilverLakes consider increasing the guard rate to \$24/hour for the 2 contracted SilverLakes guards.

The Board countered and negotiated, resulting in a new rate of \$23.15/hour for the 2 contracted guards.

This will result in an additional expense of \$40,652.36 for 8/1/22-12/31/22. This will be worked into the budget for the coming year along with any contractual increase.

Motion to Approve

Motion to approve by Luis Espino. Second by Terrie Alison.

Motion passes unanimously.

ii. Revised Post Orders

Process for guard accessing communities was discussed.

Robert Garcia discussed a community wide protocol instead of different protocols for individual communities.

Robert Moses discussed options.

Robert Garcia advised the Presidents with gated communities need to be advised of the Master Board's position.

Motion to Approve

Motion to approve by Luis Espino. Second by Terrie Alison.

Motion passes unanimously.

President's Report-Robert Garcia

a. Board Restructuring

Robert Garcia advised the last edition of Ripples, he announced he was stepping down from President and he and his family are relocating out of state. The past 23 years, he has been in service to SilverLakes. He dedicated a lot of time to bettering the community. He feels confident the community is in good hands.

He recommends Laura Santiago replace him as President.

Motion to Approve Laura Santiago as President

Motion to approve by Luis Espino. Second by Terrie Alison.

Motion passes unanimously.

Congratulations were offered to Laura.

Robert Garcia was thanked for his service.

Jaspar Briggs was recommended to be appointed as Group 5 representative

Motion to Approve Jaspar Briggs

Motion to approve by Luis Espino. Second by Terrie Allison.

Motion passes unanimously.

Laura Santiago presented Robert Garcia with a presentation award. She explained the board members are volunteers and put in countless hours and thanked Robert for his service.

Open Forum

Speeding was discussed on Broward County roads. Laura advised that Iris Siple has been involved with this issue.

Lynn brought up a playground does not have a gate.

She advised the north gate at the pool does not seem to be automatically closing.

Laura Santiago thanked everyone for attending and wished everyone a good night.

Meeting adjourned at 10:04pm.

Motion to Approve

Motion to approve by Terrie Allison. Second by Luis Espino.

Motion passes unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Terrie Allison
Secretary