

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

July 21, 2014 7:00PM

West Broward Hall

In Attendance:

Steven Goldman	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Colleen Cheney	Secretary

Directors:

Ray Whittier	
Juan Fernandez	<i>absent</i>
Rick Collum	<i>absent</i>

Also In Attendance:

Robert Moses	Pines Property Management
Don Neuerman	Pines Property Management
John Stevens	Counsel for the Association
Cathy Balenovic	Director of Community Affairs

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steven Goldman at 7:05pm

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes from May 12, 2014

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

Motion passed unanimously.

Barry Fink presented the 2013 Financial Audit results.

Motion to accept the 2013 Financial Audit and approve formal reserve study

Motion to approve by Vicki Minnaugh. Second Daron Fitch

Motion passed unanimously.

Carl Lender, Executive VP of Sales from Hotwire provided information about their products and service. Mr. Lender advised Hotwire would need one year to implement if contract provider is changed.

John Stevens advised docs would need to be amended for TV/Internet service.

Steve Goldman requested volunteers for a Cable Committee. Andy Asensio, Manny Bennitez, Burt Gonzalez and Terrie Allison volunteered.

Steve Goldman advised Juan Fernandez has moved out of the area and has therefore resigned from the Board. A new volunteer from Group 6 is needed to serve.

Treasurer's Report

Vicki Minnaugh provided an update. The CD and Money Market accounts balance is \$1,629,275.70. In the cable escrow accounts, totals are \$584,706.32 and \$780,009.07.

Motion to transfer interest from the rolled over CD at Banko Popular and from the maturing CD at Community Bank to the Paving Account.

Motion to approve by Vicki Minnaugh. Second Colleen Cheney.

Motion passed unanimously.

Director's Report

NIL

Committee Reports

A) Security

Ron Hopkins provided an update.

The Miramar Police also provided an update.

Steve Goldman advised that residents need to call the police when there is an emergency, not FPI.

B) Fining

Andy Asensio provided an updated on the fining committee for May. He also advised he may need to resign from the fining committee.

C) Parking Committee

NIL

D) Landscape

In Leena's absence, the following motions were approved.

Motion to approve estimate #7543 in the amount of \$25,000.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

Motion to approve estimate #7544 in the amount of \$6,000.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed unanimously.

Motion to approve estimate #7545 in the amount of \$400.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed unanimously.

Motion to approve estimate #7574 in the amount of \$3,550.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed unanimously.

D) Community Affairs

Cathy Balenovic provided a recap of Community Events and SilverLakes Contests and provided budget to-date. Flags will be distributed next year before the 4th of July, instead of Flag Day.

Four proposals from Holiday Light Companies reviewed.

Contingent Motion to accept Magical Display Proposal, not to exceed the budgeted amount of \$65,575.00 , with the review of contract and Hold Harmless agreement by John Stevens.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passed unanimously.

Commissioner Alexandra Davis provided community information.

E) Management

Robert Moses provided updates.

Motion to approve \$16,755.59 for expenses approved by PPM.

Motion to approve by Daron Fitch . Second by Vicki Minnaugh.

Motion passed unanimously.

There will be an improved towing contract Master Board submitted for approval at the next BOD meeting.

Attorney Report

Motion to enter into towing agreement to allow sub associations to tow vehicles from SL property. Each sub association needs to name SL as additional insured and liability insurance should be at least 1M.

Motion to approve by Daron Fitch. Second by Vicki Minnaugh.

Motion passed four to one.

Motion to send the SilverLakes Rental Agreement to the President's for adoption.

Motion to approve by Vicki Minnaugh. Second by Daron Fitch.

Motion passed unanimously.

John Stevens provided a Legislative Update.

- Meetings must be held where there is WCHR access.
- In the event, the Governor declares a State of Emergency, the Association can hold meetings without 48 hours notice and can take action to mitigate any damage without votes.
- Residents contact information can be distributed provided the resident gives authorization.

Steve Goldman asked Robert to ensure the Hurricane Plan is up-to-date.

Old Business

Robert provided an update on street paving, Overflow Parking, Gates Communities and Management call log.

Robert provided an update on Community sign reimbursement.
Motion to payback loan to Master Board from Sub Associations within one calendar year.
Motion to approve by Vicki Minnaugh. Second by Daron Fitch.
Motion passed unanimously.

Motion to permit President and Secretary to sign the All County contract for replacement of Asphalt to start no later than Sep 1st.
Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.
Motion passed unanimously.

Robert provided an update on the Community sign reimbursement.
Motion to limit the one time credit to the sub associations for new signs to extend six months after completion of paving.
Motion to approve by Daron Fitch. Second by Colleen Cheney.
Motion passed unanimously.

Robert discussed the progress the committee had made on the SilverLakes Welcome Packet. Landscaping guidelines need to be added as well as the clause for prohibiting rentals for less than six months.
Motion to approve the SilverLakes Welcome Packet with amendments stated above.
Motion to approve by Vicki Minnaugh. Second by Ray Whittier.
Motion passed unanimously.

New Business

Robert discussed proposals for exercise circuit equipment.
Motion to discuss at next Board meeting in October when more information is obtained as far as other areas to place equipment and condition of current equipment.
Motion to approve by Steve Goldman Second by Daron Fitch.
Motion passed unanimously.

Motion to look into Burt Gonzalez's outstanding Comcast cable charge as there was a discrepancy with the opt out information.
Motion to approve by Vicki Minnaugh. Second by Daron Fitch
Motion passed unanimously.

Motion to adjourn at 10:00pm
Motion to approve by Steve Goldman. Second by Colleen Cheney.
Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic

Colleen Cheney

Director Community Affairs

Secretary