

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

March 24, 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
Rick Collum *Absent*

Also In Attendance:

Robert Moses Pines Property Management
Don Neuman Pines Property Management
Joseph Pustizzi Representing Counsel for the Association
Cathy Balenovic Director of Community Affairs

Board of Directors Meeting - Call to Order

Meeting call to order by the President at 7:01pm proceeded by Roll Call by the Secretary.

Motion to accept BOD Meeting Minutes from January 27, 2014

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,946,263.52 in SilverLakes' operating account.

CD's: Capital Retail Bank has a balance of \$249,229.23, to mature on 7/1/2014. CD-Community Bank has a balance of \$247,448.34, to mature on 8/25/2014. CD accounts total: \$496,677.57

Money Markets at Banco Popular total \$1, 128, 731.69.

In Cable escrow account #1, there is a balance of \$584,608.60 and in account #2, there is a balance of \$584.586.18.

Director's Report

Ray Whittier thanked Robert Moses for a job well done.

Daron Fitch advised two meetings have been held since the last BOD meeting. He provided updates on parking issues and street signs. Daron recommends the BOD get involved in approving street signs. Steve Goldman recommends that John Steven's office review guidelines for County street signs throughout the SilverLakes community.

Daron also advised the President's feel the Insurance Committee is a good idea. Volunteers for the committee should have experience in the field. John Stevens will be contacted to draw up a Conflict of Interest document. The BOD can appoint members at the next meeting.

Daron also recommends revisiting color schemes and faux door. Robert Moses will contact Betty Levy to request her assistance on reviewing colors. The Faux door issue will be addressed after.

Vicki Minnaugh advised of recent FPI issues. Robert Moses will follow up with Presidents concerning the parking of commercial vehicles and process of contacting Pines' emergency number for after hour emergencies.

Presidents Report

Volunteers needed for various committees. The BOD will appoint members at the next BOD meeting. Robert Moses will forward an application. The application and information will be posted by Cathy for the various committees.

Committee Report

A) Security

Ron Hopkins advised the first quarter report will be available in two weeks.

Corey provided an update on crime rates. Activity can be seen on www.crimereports.com

B) Fining

Andy Asenio provided an update for the first two months of 2014, 671 homeowners were cited, 15 attended hearings, 27 were granted extensions, 397 were in compliance, 232 were sent \$1000 letters, 41 were sent to the attorney, 18 are bank owned foreclosures.

C) Landscape

Leena Gonzalez provided an update.

Motion to approve landscaping proposals #7395(\$6,566.00), #7425(\$1,450.00), #7426(\$2,900.00), #7427(\$3,046.00), #7428(\$3,046.00), #7429 (\$2,725.00), #7430(\$3,080.00), #7431 (\$2,100.00), and #7432(\$1,275.00) for a total of \$26,188.00.

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

D) Community Affairs

Cathy Balenovic provided recap of Community events and SilverLakes contests. Current budget balance budget submitted.

Motion to post online version of SilverLakes Homeowners Manual to www.SilverLakes.net

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

Motion passed unanimously.

E) Management

Robert Moses provided updates.

Motion to approve a General Repair Budget of \$2,500.00, per occurrence, for Pines Property Management. This budget is not for new items. Existing vendors must be used. An email should be sent to BOD when budget is used and a report must be made available at every BOD meeting with use activity.

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

Motion passed unanimously.

Attorney Report

Joseph Pustizzi advised the office is working on the Botek Engineering Agreement and adding amendments. BOD members requested pages be numbered.

Old Business

Robert Moses provided RFP information packets to the BOD.

Discussion about various aspects of the RFP.

Motion to accept the RFP guidelines along with amendments, modifying draw to 10%, 70% and 20%, removing time period for reporting damage and sole discretion of Botek and Pines Property, adjusting contract letter to include 10 separate RFP's and bonds and subject to final approval.

Motion to approve by Vicki Minnaugh. Second by Daron Whittier

Motion passed unanimously.

New Business

A) Motion to approve United States Flag Store for the purchase of Flag Day flags for the total of \$873.80.

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

Motion passed unanimously.

B) Motion to ratify approval of coring proposal by Botek in the amount of 3, 250.00.

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

Motion passed unanimously.

C) Motion to ratify approval of lighting repairs (time clocks and fixtures) by Caro Electric , replace timer for \$750.00 and replace broken LTD for \$460.00

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

D) Motion to approve lift station pump proposal for \$3, 140.00 from South FL Utilities, Inc.

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

Motion passed unanimously.

E) Motion to approve curbing proposal for common area at Misty Bay entrance

Moved to next BOD meeting

F) Motion to approve main pool water fountain replacement by Raymond Balzer for \$1775.00.

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

G) Motion to approve main pool paver repair by H & H at \$2, 242.50.

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

Motion passed unanimously.

Motion to adjourn at 9:26 pm

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary