

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

May 12, 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	

Also In Attendance:

Robert Moses	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 March 24, 2014

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

Motion passed unanimously.

Motion to accept BOD Meeting Minutes from April 28, 2014

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,781,043.53, a balance of \$496,898.86 in the two CD accounts, a balance of \$1,129,470.94 in the Money Market Accounts and the Current Year Net Income is \$10,008.84. In the cable escrow accounts, totals are \$584,657.46 and \$779,943.90.

Director's Report

Colleen Cheney thanked Cathy for the Easter Egg Hunt Event and requested a seminar be set up with our current insurance agent. Robert Moses will arrange for Brandon Levy from Mack, Mack & Waltz to attend the next President's meeting.

Daron Fitch provided an update concerning the Parking Committee. Final recommendations will be presented at the next Board of Director's Meeting.

Vicki Minnaugh asked for John to send an update about his Board of Directors seminars, advised insurance bids can be turned around faster and we should be able to obtain bids in September, and asked Robert to contact the City of Pembroke Pines and Miramar to have the lift stations cleaned.

President's Report

Steve Goldman advised there are areas that are no longer considered flood zones. New maps will be unveiled in August. However, lenders may still require flood insurance.

Steve introduced Captain Xiques from the Pembroke Pines Police Department who provided an update concerning an incident at Brittany Bay and the Pooches in Pines Animal Assistance Program.

Officer Cory Bogus from the Miramar Police Station provided an update on the decrease of crime, year-to-date.

Committee Reports

A) Security

Ron Hopkins provided an update.

B) Fining

Andy Asensio provided an update on the fining committee.

C) Landscape

Leena Gonzalez thanked Robert, De and Yara from Pines for their quick response time. She provided an update on current issues.

Motion to approve estimates, #7455 for \$1,500.00, #7484 for \$1,692.75, * when school is dismissed for the summer, #7485 for \$450.00, #7495 for \$4,375.00, #7496 for \$1,510.00, #7497 for \$8,393.75, and #7498 for \$7,553.00.

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 advised she would be attending the Pembroke Pines/Miramar Chamber of Commerce new member's orientation on May 27th.

Steve Goldman discussed short term home rentals listed on Airbnb.

Motion to request John Stevens to draft an amendment to prohibit residents from leasing/renting their homes for less than a 12 month term.

Motion to approve by Rick Collum. Second by Vicki Minnaugh .

Motion passed unanimously.

E) Management

Robert Moses provided updates.

One resume was received for the Insurance Committee.

Motion to approve an administrative fee , not to exceed \$45, for Pines Property concerning NSF, provided a disclosure is added to future invoices.

Motion to table motion until Robert can provide exact fee, amount of NSF's and time to process.

Motion to approve by Steve Goldman. Second by Daron Fitch.

Motion passed unanimously.

Motion to ratify expenses approved from Pines Property, from March 24th-May 12th, in the amount of \$10,894.70.

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

Motion passed unanimously.

Attorney Report

John Stevens advised Mr. Weekley removed bid for the SilverLakes street paving project.

Motion to approve bid from All County unless a bid is received by Mr. Weekley by the close of business on Monday, May 19th.

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

Motion passed unanimously.

New Business

A) Motion to accept the estimate of \$4,200 from Pressure Cleaning & Sealant Specialist, Inc., to pressure clean the sidewalk in Miramar, with the job to be completed by May 30th.

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

Motion passed unanimously.

B) i. Emerald Sound is allowed to keep current street signs within the sub association, but cannot change the 4th Street sign.

B) ii. Motion for further information from Pines Property regarding sign repair proposals, names of communities, cost of repairs, cost of upgrades, and graflex estimate.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passed unanimously.

D) Colleen Cheney will assist with the SilverLakes Welcome Packet. Terrie Allison has also volunteered to assist. Ray Whittier noted the SilverLakes Community Map also needs to be updated.

E) SilverLakes Welcome Letters will be addressed to all property owners and an addition of -if you have any questions please contact Pines Property with their telephone number and email address- will be included at the close of the letter.

Motion to adjourn at 9:53pm

Motion to approve by Steve Goldman. Second by Vicki Minnaugh.

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary