

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

May 18, 2015 7:00PM

West Broward Hall

## In Attendance:

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

## Directors:

Rav
Monte Face
Rick

## Also In Attendance:

Robert Moses	Pines Property Management
Donald Neuman	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 7:00pm**

Cathy Balenovic conducted roll call.

### Motion to approve the agenda

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

### Motion to accept BOD Meeting Minutes from March 16, 2015

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

### Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,516,569.12 in the Operating Account, a balance of \$496,043.67 in the CD accounts, a balance of \$1,144,254.07 in the Money Market Accounts and in Cable Escrow a total of \$1,366,851.83

### Director's Report

#### Daron Fitch

Daron advised he met with Sapphire Bay residents and many residents attended the meeting. The homeowner that has been having issues in the community is currently in custody. The bank's preservation department has begun boarding up the home.

Daron also advised that the Cable Committee has met several times. They have met with Hotwire, AT & T, and Comcast. All three companies are proposing a single bulk package (TV only) or a double bulk package (TV + Internet). 70% of SL residents have Comcast as their internet provider. The Cable Committee is seeking direction on whether to pursue the single or double bulk package proposal.

Board feedback:

Ray Whittier states his community would not be interested in internet.

Steve Goldman asked if the single package could be for the internet, and not the cable.

Daron advised the cost point for the double bulk package would be of interest to the residents.

Ray Whittier advised there may be fees for residents to cancel their current contracts.

Vicki Minnaugh suggested bringing the issue to the Presidents at a President's meeting.

Monte Face believes his community might be interested in the double bulk package provided there is an opt-out option.

Daron concurs that the President's meeting will be the venue to further discuss. He will look into the ability to opt-out of the internet portion, not the cable.

#### Colleen Cheney

Colleen advised a homeowner was struck in the community by a car. The Pembroke Pines Police Department said the resident was lucky not to be charged for jaywalking. The resident was not seriously injured. The intersection at 4th St and 178th Ave is an issue.

John Stevens advises this issue should be brought up with the City or County. Pines Property will contact the City Engineer to discuss.

#### Presidents Report

Nil

#### Committee Report

##### A) Fining

Andy Asensio provided an update on the Fining Committee.

He advised a painting violation was waived due to a mix up, a sidewalk violation was given to the wrong home in error and a violation was given for a new fence, when in fact it was a repaired fence.

He reviewed the Committee Report and advised the next meeting would be held after Memorial Day.

A resident from Treasure Cay was concerned about parking violations.

If there is a hazardous situation, FPI is to try to correct immediately. If it is an habitual issue, not a hazardous issue, the homeowner should contact Pines Property or FPI to report the issue.

##### B) Lake and Boat Committee

De' Barbadaes provided an update. She is working on a mission statement for the committee.

John Stevens advised that the SilverLakes lakes are owned by South Broward Drainage, but SilverLakes has exclusive rights. However, we do not have rules or guidelines concerning this.

De' advised that the 8 signs installed at the park on 172nd and Sheridan has been effective in stopping non residents from launching boats.

Decals were designed for resident boat registration. The BOD decided that the decals should be on hold until the committee is fully formed and proposals can be presented concerning the necessity of this.

De' created a flyer seeking committee members to be included in the next mailing.

Motion to include the flyer, with the committee application on the back, in the next mailing.

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

Motion passed unanimously.

#### C) Security

Ron Hopkins provided an update.

Captain Vargas of the Pembroke Pines Police Department advised of the Crime Suppression Team and their goal of working with residents, local businesses and our elected officials. He reiterated that any suspicious activity should be reported to the Pembroke Pines Police Department. He also advised that contact information for the PP Police can be found at [www. ppines.com/police](http://www.ppines.com/police). A recap of recent incidents was also provided.

Corey Bogus from the Miramar Police Department provided an update on extra patrols in the area behind SilverLakes Elementary School.

Steve Goldman thanked Vice Mayor Iris Siple for attending the meeting.

FPI provided an update concerning the Sapphire Bay homeowner. He will address the Treasure Cay issue. He advised there is an increase in parking violations.

#### D) Landscape Committee

Leena Gonzalez provided a recap.

Motion to approve estimates #7869, #7797, #7888, and \$7870 for a total of \$61,815.00

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

Motion passed unanimously.

A resident advised that the sprinklers are coming on either after or during rain and this is a waste of power. Leena will look into installing new rain gages.

#### D) Community Affairs

Cathy Balenovic provided a recap of Community Events, current budget balance and upcoming events. Estimates for the purchase of 5,200 8" x 12" American flags for the 4th of July were also presented.

Motion to approve the estimate from Veteran's Flag Network for \$2,184.00

Motion to approve by Steve Goldman. Second by Rick Collum.

Motion passed unanimously.

The flags will be installed by a local Girl Scout Troop. Pines Property Management sponsors the flags.

#### E) Management

Robert Moses provided an update.

#### Motion to ratify PPM approved repairs

Motion passed unanimously.

#### Motion to accept Rick Rundell as an alternate committee member

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

Motion passed unanimously.

#### Attorney Report

NIL

#### Old Business

2015 Project Proposal Review

Botek Thurlow recommended Weekly Asphalt.

The next communities to be paved are: Sunset Lakes, Coconut Reef, Malibu Pointe, Sapphire Sound, Coconut Shores, Sapphire Bay, Emerald Springs, and Crystal Sound.

#### Motion to accept Weekly Asphalt's Bid of \$1,222,394.00.

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney

Motion passes.

Ray Whittier opposed.

#### New Business

A. Reserve Study Review

The review, completed by Association Reserves, will be used during the fall budget meeting.

B. Sapphire Bay extra security request

In the event the Sapphire Bay resident who is currently incarcerated is released prior to the end of school, this proposal authorizes two additional man power hours by FPI; one hour in the morning and one hour in the evening for the Sapphire Bay community.

#### Motion to approve the additional FPI security at a cost of \$278.25 per week if homeowner is released.

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

Motion passed unanimously.

Additional security will be revisited again when school resumes if the homeowner is back in the community.

C. Bermuda Village Lights-Repair request

The Bermuda Village sub association requested reimbursement of damaged lights during landscaping. No motion.

D. No Trespassing Sign

Motion to install a "No Trespassing" sign by the entrance of a yard in Coconut Bay.

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

Motion does not pass. 5 opposed.

E. Lift Station Contract Renewal

Motion to approve Renewal, provided the automatic renewal clause is removed.

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

Motion passed unanimously.

F. NW 9th Street Median Light Proposal

Motion to approve Caro Electric's NW 9th St Lighting Upgrade Proposal for a Total of \$22,820.00.

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

Motion passed unanimously.

Robert Moses advised money from the contingency fund can cover this expense.

Harvey advised lighting needs to be improved at SW 4th Street and 178th Ave. Robert will look into this with the City.

G. Pavilion Electrical Panel Proposal

Motion to approve Caro Electric's Estimate of \$990.00 to eliminate issues with breakers tripping.

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

Motion to adjourn at 8:48pm.

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary