

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

October 28, 2013 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

Also In Attendance:

Deborah Lisiewski 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 the Secretary, Colleen Cheney at 7:05pm

Motion to accept BOD Meeting Minutes from September 16, 2013

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,728,004.07 in SilverLakes' operating account.

CD's: Capital Retail Bank has a balance of \$248,154.11. CD-Community Bank has a balance of \$246,745.76. Total of \$494,899.87

Money Markets at Banco Popular: MM#1 \$93,500.51, MM#2 \$280,595.63, MM#3 \$197,016.13, MM#4 \$258,442.77. Total of \$829,55.04.

An overage check in the amount of \$5,000 was received from a Community Bank CD that had matured and deposited into an existing Money Market account.

Motion to transfer \$117,830.41 from the Cable Account to the Operating Account to make up for the deficit for 2012 and add an additional \$177,952.48 to cover the 1st, 2nd and 3rd quarters of 2013.

Motion to approve by Daron Fitch. Second by Colleen Cheney.

Motion passed unanimously.

Director's Report

Daron Fitch discussed enforcing parking issues. Committee will be formed with a representative from PPM and FPI. Daron will chair the committee. First meeting target date is Jan 2014.

Juan Fernandez expressed his feedback concerning the last President's Meeting.

President's Report

Steve Goldman thanked Cathy Balenovic for the Pumpkin Patch event.

He also advised that a SilverLakes homeowner is renting a home on a nightly basis. This will be looked into.

Committee Report

A) Security

Ron Hopkins provided update.

B) Fining

Next meeting will be held on October 29th.

C) Landscape

Leena Gonzalez provided an update.

Motion to Ratify Settlement with Varney Tree Services; pay August invoice, Execute General Release between Parties and Stop Service.

Motion to approve by Juan Fernandez. Second by Ray Whittier.

Motion passed unanimously.

D) Community Affairs

Cathy Balenovic provided recap of Community events and SilverLakes contests.

Motion to allow a rest stop at the SilverLakes Community Park for the Adopt-a-Bike Foundation on November 3, 2013, provided SilverLakes is added to their event liability policy.

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

Motion passed unanimously.

E) Management

Deborah Lisiewski provided updates.

Attorney Report

John Stevens advised a resident would like to obtain permission from the Board to distribute a circular, similar to the Smart Shopper. BOD requested copies of content/presentation of said publication for next meeting.

Old Business

A) Motion to approve the 2014 SilverLakes Master Budget

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

Motion passed unanimously.

Motion to approve the 2014 SilverLakes Neighborhood Allocations

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

Motion passed unanimously.

Motion to approve a \$3 Cable Increase, Option #5 on proposals, for 2014 with an explanation to residents.

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

Motion passed unanimously.

B) Motion to approve Pressure Cleaning and Sealant Contract for next five (5) years

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

Motion passed unanimously.

C) Motion to approve FPI Contract for the next three (3) years

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

Motion passed unanimously.

New Business

A) Motion to accept Southern Asphalt's Proposal in the amount of \$28,420.60

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

Motion passed unanimously.

B) Motion to approve H & H Building & Remodeling, Inc's Proposal for \$88,106.00 to repair the metal roofs, provided John Stevens reviews contract and sets up modified draw schedules after inspections

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

Motion passed unanimously.

C) Motion to approve Clear Waters, Inc Proposal for Special Treatment of Lake 2 behind the Enclave, in the amount of \$2,324.68.

Motion to approve by Steve Goldman. Second by Colleen Cheney.

Motion passed unanimously.

D) Motion to approve a one time credit to communities that want to upgrade their directional poles, provided the colors are black or bronze and meet county code. In addition, the community is then responsible for full maintenance and replacement from thereon in. John Stevens to draft an agreement.

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

Motion passed unanimously.

E) Outstanding 2012 insurance reimbursement due to SilverLakes

Motion to add monies owed to neighborhood assessment for 2014 if check is not received by end of day, Thursday, October 31, 2014 with a letter of explanation sent to residents.

Motion to approve by Juan Fernandez. Second by Colleen Cheney.

Motion passed. Ray Whittier opposed.

Motion to adjourn at 8:40pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary