

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

October 20, 2014 7:00PM

West Broward Hall

## In Attendance:

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

## Directors:

Ray Whittier	
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 7:09pm**

Colleen Cheney conducted roll call.

Trace Wolfe, of Clear Waters Lake Maintenance, presented.  
Reminders to residents will be published in the next edition of Ripples.

Motion to accept BOD Meeting Minutes from September 15, 2014

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

Motion passed unanimously.

## Treasurer's Report

Vicki Minnaugh provided an update. The CD balances total \$493,176.67. The five Money Market accounts total \$1,140,129.43. The Current Year Net Income is \$180,361.99.

In the cable escrow accounts, totals are \$584,780.01 and \$781,104.96.

## Director's Report

Daron Fitch advised the Cable Committee met with Hotwire. He suggested setting up a meeting with homeowners. Robert will coordinate and a proposal will be shared with the committee next week.

## President's Report

Steve Goldman thanked John Stevens for the new additions to his team.

## Committee Reports

### A) Fining

Robert Moses provided an update.

Andy Asensio can return to the committee if the meeting dates can be adjusted. The Board has no issue with changing meeting dates.

### B) Security

Ron Hopkins provided a recap on Security from July-Sep 2014.

Officer Corey Bogus provided an update concerning a resident from Sapphire Bay.

### C) Parking Committee

Daron Fitch provided an update.

Robert Moses has drafted a letter to residents with recommendations which will be sent to the Board. Upon approval, the letter will be sent with the First Quarter mailing, mid-December. Parking rules and regulations will be included.

### D) Landscape

Leena Gonzalez provided an update.

Motion to approve estimate #7657 in the amount of \$800.00, estimate #7667 in the amount of \$272.00, estimate #7681 in the amount of \$895.00, estimate #7683 in the amount of \$13,350.00, estimate #7689 in the amount of \$2,795.00, estimate #7695 in the amount of \$3,345.00 and estimate #7696 in the amount of \$435.00 for a total of \$21,892.00.

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

Motion passed unanimously.

### E) Community Affairs

Cathy Balenovic provided a recap of Community Events, SilverLakes Contests and Holiday Lights. Budget-to-Date provided. Some of the remaining budget to be used for four plastic sign holders for street corners. Vicki Minnaugh recommended rolling any remaining 2014 Community Affairs Budget into 2015 Community Affairs Budget.

### E) Management

Robert Moses provided updates.

Motion to approve \$10,693.26 for expenses approved by PPM.

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

Motion passed unanimously.

Motion to approve new Modification Committee member, Tanya Tarantino.

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

Motion passed unanimously.

John Stevens will set up a meeting whereby the Board can attend.

Robert advised more volunteers are still needed.

Robert provided a recap of the paving project and advised milling machine broke down. A new paving schedule update will be posted. Signs with new dates, in red, were recommended.

Motion to approve addendum to All County Paving's contract concerning bond/warranty.

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

Motion passed unanimously.

2015 Master Board Meeting schedule provided for 2015.

Jan 6, Mar 16, May 18, July 20, Sep 21, Oct 19, and Dec 7.

Robert will check on alternate dates for July's meeting

#### Attorney Report

John Stevens provided a recap concerning All County Paving's addendum and the Sapphire Bay resident. He reminded everyone that the police should be called for emergencies, not FPI, nor Association Presidents/BOD.

#### Old Business

Exercise Equipment

TBD at next meeting. Soil/Site inspection necessary.

Motion to approve 2015 SilverLakes Budget.

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

Motion passed unanimously.

#### New Business

Discussion concerning stop signs, placement of signs in Phase 4, grandfathering in previous signs and/or reimbursement for previous signs for three communities. Topic of reimbursement shelved for next meeting,

Motion to approve 39 new stop signs for the sub associations with Beautiful Mailbox Company for a total of \$31,625.10 with a three year warranty.

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

Daron Fitch, Ray Whittier, and Steve Goldman voted for.

Vicki Minnaugh and Colleen Cheney voted against.

Motion passes.

Motion to approve Caro Electric estimate of \$1,140.00 to install electric hook-up for automatic door locks at pool cabana.

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

Motion passed unanimously.

Motion to approve automatic door locks at pool cabana with 5-Star, not to exceed \$2,600.00, pending brand and specs of lock.

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

Steve Goldman opposed.

Motion passes.

Motion to approve Flow Meter replacement estimate #1288 with All Phase Irrigation for the total of \$3,249.26.

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

Motion passed unanimously.

Ratify Votes:

Motion to approve Misty Bay Curbing Proposal by All County paving in the amount of \$2,900.00.

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

Motion passed unanimously.

Motion to approve Electrical Repairs for the NW 178th median by Caro Electric in the amount of \$5,620.00

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

Motion passed unanimously.

Motion to approve the Community Affairs Director's Contract Amendment

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

Motion passed unanimously.

Motion to approve the Flow Meter replacements, estimate 1276 in the amount of \$6,226.64 and #25557 for batteries in the amount of \$6,077.68.

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

Motion passed unanimously.

Resident advised of nuisance with neighbor with four dogs. Issue will be sent to the fining committee.

Motion to adjourn at 9:09pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary