

Silver Lakes Community Association

A Corporation Not-for-Profit

Annual Voting Member Meeting and Board of Directors Meeting

January 24, 2012 7:00PM

West Broward Hall

In Attendance:

Robert Garcia	President
Daron Fitch	Vice President
Vicki Minnaugh	Treasurer
Terrie Allison	Secretary

Directors:

Ray Whittier
Steve Goldman
Richard Collum

Also In Attendance:

Deborah Lisiewski	Representing Pines Property Management
Donald 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, Robert Garcia at 7:15PM

Terri Allison conducted roll call and all members were present.

Proof of Notice provided as well as well as 2011 Annual Meeting Minutes.

Motion to approve 2011 Annual Meeting Minutes

Motioned by Ray Whittier , Second by Steve Goldman. Motion passed unanimously.

Election of Board meeting, 2, 4,6

Roll Call of Group 2 conducted by John Stevens

Representatives from Coconut Key and Las Brisas and Bermuda Village present. No representation from Brittany Bay, Misty Bay and Brittany.

Steve Goldman nominated. Steven Goldman re-elected.

Roll Call of Group 4 conducted by John Stevens

Representatives from Coconut Cove, Coconut Reef, Misty Harbor, Tiffany Cove, Coconut Bay and Sapphire Shores all present

Terrie Allison and Colleen Cheney nominated.

Votes were as follows:

Coconut Cove	Colleen
Coconut Reef	Terrie
Misty Harbor	Terrie
Tiffany Cove	Colleen
Coconut Bay	Colleen
Sapphire Shores	Colleen

Colleen Cheney elected.

Terrie thanked for her service by the Board.

Roll Call of Group 6 conducted by John Stevens

Insufficient representation from Group #6 present, therefore Daron Fitch re-elected.

Commercial Properties Election

Rick Collum re-elected.

Conclusion of Annual Voting Member Meeting announced by Robert Garcia and call to order of SilverLakes Annual Meeting to Order at 7:26PM.

Roll call conducted by Debbie Lisiewski

All present.

Elections of Officers & Directors for Master Board 2012 conducted by John Stevens.

For the office of President, Robert Garcia and Steve Goldman nominated. Steve Goldman elected.

For the office of Vice President, Daron Fitch nominated. Daron Fitch elected.

For the office of Secretary, Colleen Cheney nominated. Colleen Cheney elected

For the office of Treasurer, Vicki Minnaugh nominated. Vicki Minnaugh elected.

Acceptance of Minutes by the President, Steve Goldman

Motion to accept Minutes from November 7, 2011 Board of Director's Meeting

Motion by Vicki Minnaugh, Second by Rick Collum, unanimously approved

Motion to accept Minutes from November 16, 2011 Appeals/Candidates Community Affairs

Motion by Vicki Minnaugh, Second by Robert Garcia, unanimously approved.

Motion to accept Minutes from November 22, 2011 Appeals/Candidates for Community Affairs

Motion by Vicki Minnaugh, Second by Robert Garcia, unanimously approved

Motion to accept Minutes from January 3, 2012 President's Meeting ICE

Motion by Vicki Minnaugh, Second by Robert Garcia unanimously

Motion to approve Minutes from January 12th, 2012 Agenda Meeting

Motion by Vicki Minnaugh, Second by Robert Garcia, unanimously approved

Treasurer's Report

Vicki Minnaugh reported that SilverLakes still has three Certificates of Deposit.

The State Farm CD, at \$247, 500.00 is up for renewal on March 30th. Different institutions are being looked in to place the money for a good interest rate at 1% or above. The Met Life CD is up for renewal on July 3rd. The 3rd, at Community Bank, on Sep 4th. They are purposely staggered in the event access is needed to these funds. The Money Market #1 as of Dec 31, 2011 at Banco Popular has a balance of \$92,432.04. Money Market account #2 has a balance of \$276,377.56 and Money Market account #3 has a balance of \$190,664.28. Our current Net Year Income is \$674,745.97. SilverLakes is in good financial standing.

Director's Report

Vicki Minnaugh noted the article in the New Times and advised it is a very informative article.

Ray Whittier was interested in number of foreclosures. Will be addressed in later report.

President's Report

Mr. Goldman thanked Terrie Allison for her service on the Board.

Mr. Goldman thanked Robert Garcia for the improvements he added and his dedication to the Board.

Mention was made that a resident in Las Brisas has offered to start a committee for the Holiday Lights. Mr. Goldman approves.

Mr. Goldman asked all committee chairs to continue. If a replacement or addition is needed, to please submit names and resumes so the Board can make the appointment.

Upcoming 2012 Board Meetings are set for;

March 20th, However, there may be a meeting prior to review Mr. Kay's renditions for Board approval. May 22nd, Jul 24th is a possible meeting, September 11th Budget Meeting, Nov 13th and Dec 11th for Candidates Night for Groups 1,3 and 5. All meetings will beheld on Tuesday Nights.

Committee Reports:

Security Report

Ron Hopkins not present.

The President stated he had received an e-mail that the crime rate is down.

Fining Committee

Andy Arsensio stated he may have to replace Colleen on the fining committee.

Slow quarter; there was one meeting in held in November and none in December due to the holidays. At the Nov meeting, 521 homeowners were cited; 25 attended hearings, 41 were granted extensions. 294 were in compliance; 186 homeowner's were issued violation letters for \$1,000 and 35 violations were sent to counsel.

Andy contacted John about guidelines for commercial vehicles and guidelines for acceptance.

Steve Goldman asked Terrie about the home in the community that is rented by a rapper whereby the police have had to be called on numerous situations. Terrie has asked Colleen to follow up on the situation.

Landscape Committee

Leena Gonzalez advised that the monument improvements are on schedule.

New proposals seeking approval:

Vickie Minnaugh moves to accept proposal #226 by United Tree int'l for \$1, 550.00

Second by Ray Whittier for discussion. Considerable price gap between two estimates.

Robert Garcia recommends instructions for planting, root removal, etc must be clear in contract.

Vicki Minnaugh amends motion that estimate not exceed \$1,375, Second by Colleen Cheney

Vicki Minnaugh withdraws motion as does Colleen.

Leena as chair recommends United Tree for the savings to the committee.

Main motion to approve original estimate by United Tree for \$1, 550 accepted, one no-Ray Whittier.

Proposal #227

Motion by Vicki Minnaugh , Second by Ray Whittier. Unanimously approved.

Proposal #6400

Motion by Vicki Minnaugh, Second by Ray Whittier for discussion, questions why only one bid.

Ray Whittier also suggests a RFP with instructions for contractor.

Motion unanimously approved.

Proposal #6504

Motion by Ray Whittier, Second by Vicki Minnaugh. Unanimously approved.

Proposal # 224

Motion by Vicki Minnaugh, Second by Ray Whittier for discussion, why root is not being removed.

Unanimously approved.

Proposal #225

Motion by Vicki Minnaugh , Second by Ray Whittier. Unanimously approved.

Proposal # 6509 Total cost to SL \$400

Motion by Vicki Minnaugh not to exceed \$400 , Second by Robert Garcia. Discussion raised by Daron Fitch about the options. Community sharing cost with SL per their preference for palm.

Unanimously approved.

Proposal # 6526

Motion by Vicki Minnaugh not to exceed \$1500, Second by Robert Garcia. Unanimously approved.

Proposal # 6525

Motion by Vicki Minnaugh , Second by Ray Whittier. Unanimously approved

Communications Report

Cathy Balenovic provided updates on new facebook page and update that technical glitch with Channel 97 has been resolved with Comcast.

Yoga in the Park is starting Feb 4th pending liability approval from John Stevens.

Drawing classes for residents as well as Dog Obedience Classes are being worked on.

Event in the Park with Food Trucks also being looked into.

Will be announced in March issue of Ripples.

Management Report

Debbie Lisiewski provided update on all improvements completed and still to finish on the common grounds.

Update on the wireless microphones provided.

1 bid for 2,207.79 does not include cables and shipping, but does include speakers.

1 bid for 1,117.87 does not include tax, shipping, nor tax.

Motion to approve the estimate for \$2, 207.79 by Vicki Minnaugh for 8 microphones, Second by Ray Whittier, unanimously approved.

Don Neuerman advises that just under 8900 violations have been written between Aug 1, 2011 and Dec 31, 2011. Approximately 150 homeowners have signed up for ACH payments for quarterly assessments and that PPM will continue to notify homeowners of this service. PPM is also working with Banco Popular to make credit card payment available for quarterly assessment payments. Credit cards which will be accepted are AMEX, Visa, Master Card and Diners. PPM should have more information regarding credit card processing by March/April.

Robert Garcia thanked Don for the upgrades to the PPM website.

Attorney Report

John Stevens advised that \$1,206,907.81 for 2011 has been collected for SilverLakes.

For the sub associations \$187, 365.44 has been collected.

Currently they are handling 763 collection files.

Defending or monitoring 818 bank foreclosures.

321 active law suits against homeowners for violating SilverLakes HOA rules and regulations.

Robert Garcia thanked Steve for a great job.

Feedback from Comcast rollout

Steve Goldman advises there were complaints about the Comcast rollout.

Effort will be made to get more homeowners taking advantage to HOA discount with Comcast

Old Business:

A. Terracon: Debbie Lisiewski provided an update on Terracon on pathways in SilverLakes. Debbie will have three companies come out and provide estimates for root barrier and coating.

B. Tom Evans: Motion to approve contract renewal for Tom Evans by Vicki Minnaugh, Second by Ray Whittier. Tom advised work should be finished by the end of March. Approved unanimously.

C. Solar Companies: Debbie advised as there is new technology, Solar Companies will make proposals at a later date.

New Business:

A) Motion to approve Shade Covers for \$60, 240.84 by Vicki Minnaugh, Second by Robert Garcia. 25% down payment, 25% at time of permit, final payment after inspection. BOD will approve colors of posts and shades. Approved unanimously.

B) Steve suggests John present how sealed bids are normally handled at next BOD meeting.

Further New Business;

- John Stevens advised about current situation with the homeowner with illegal landscaping (Cypress Trees) resulting in \$8000 in damage and legal fees to date. John advises homeowner has retained counsel and has made a settlement offer.
- John also advised that he and Debbie will have a mediation concerning the holiday light-scape matter. John has advised the case has been amended for a countersuit.
- Ray requested the status of the Decks and Docks issue as we have been awaiting the Position/changes from the South Florida drainage District. Vicki stated she would email the position/status of changes. Ray is concerned about the legal ramifications for delaying actions to be considered by the BOD.

Steve Goldman welcomes Colleen Cheney to the board.

Motion to adjourn Board of Directors Meeting at 09:06 PM.

Motioned by Steve Goldman, Second by Vicki Minnaugh. Motioned passed unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary

