

Silver Lakes Community Association

A Corporation Not-for-Profit

Agenda for Special Meeting of the Board of Directors

February 23, 2012 7:00PM

Miramar Police Sub Station

In Attendance:

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

Directors:

Ray Whittier	
Richard Collum	Absent
Robert Garcia	Absent

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
Leena Gonzalez	Landscape Committee

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steve Goldman at 7:00pm

Colleen Cheney conducted roll call.

Monument Rendering

Mr. Kay presented visual renderings of SilverLakes entrance monument design, for the North side of Pines Blvd at 178th Street.

Mr. Kay was questioned by the BOD why the rendering did not extend to 2nd St.

He advised the tree relocation plan has been submitted.

PPM has a copy of the scope of work.

The plan is for all main entrances to look the same.

Debbie advised that this work is in the budget for 2012; removal, relocation, repair of walls, lights and irrigation.

Recommendation made to get the City out to the location and to be involved in the process before moving forward.

Zagar Plumbing & Solar

Presentation made by Scott from Zager Plumbing.

SilverLakes currently has composite poles.

If current poles are removed, a structural engineer would be necessary and the cost would double. Scott recommends using and refitting current poles as it is more cost effective. This would require adding new battery pack and LED light to existing poles. This should not require a special permit as it is a retrofit. Relocating the current poles would require permits. 5 year warranty on material, 1 year warranty on labor. 7 year for battery life. Scott recommends having a structural engineer evaluate current poles before proceeding with retrofit. The cost is 75K for 31 lights. The estimate for a new pole by Publix with LED is \$4,359.20. Phase 4 to be looked into for estimate.

Motion by Vicki Minnaugh to hire structural engineer to inspect current poles before moving forward with refit. Second by Daron Fitch, unanimously approved.

Proposals reviewed for repainting letter and logos on monument walls.

Estimates presented:

M.A.S General	\$9,944.00
Precision Design	\$11,750.00
Bright Look	\$16,756.84

113 signs and all letters need to be completed.

Motion by Vicki Minnaugh to accept M.A.S General's proposal for \$9, 944.00. Second by Daron Fitch, unanimously approved.

Selection of colors for the remaining Shade Covers and Poles.

Debbie presented samples of different color choices.

Recommendation made to pressure clean and evaluate equipment and slides.

Motion made by Daron Fitch to have the shade covers and poles the same colors as used at the community pool.

Second by Vicki Minnaugh. Colleen opposed.

South Broward Drainage District-Docks

Per request at the last BOD meeting, a meeting was set up with South Broward Drainage District. Debbie and Vicki Minnaugh met with Mr. Hart.

SilverLakes guidelines currently do not allow wooden docks.

South Broward District Drainage does allow wooden docks provided permits are obtained and specifications are met.

John Stevens advised of two options:

The current SilverLakes guideline of only easy docks remain and violations would have to be issued for residents with wooden docks

or Silverlakes guidelines be updated to reflect wooden docks are permitted , provided approval is obtained from City and South Broward Drainage.

Motion by Vicki Minnaugh that SilverLakes provides conditional approval to homeowners with existing wooden docks to obtain permits from the City and South Broward Drainage. If permits cannot be obtained, docks will have to be removed. In addition, modify current SilverLakes guidelines to allow wooden docks moving forward provided permits are obtained by the City and South Broward Drainage. Copies of such permits would need to be submitted by homeowners prior to commencing construction. 60 days to apply for permit.
Second by Daron Fitch. Ray Whittier opposed.

Motion to adjourn Board of Directors Meeting at 08:50 pm

Motioned by Vicki Minnaugh. Second by Ray Whittier. Motioned passed unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary