

**SILVERLAKES COMMUNITY ASSOCIATION
A CORPORATION NOT-FOR-PROFIT
Agenda for regular meeting of the Board of Directors
March 20, 2012
7:00pm
West Broward Hall**

In Attendance:

Steven Goldman – President	Daron Fitch – Vice-President
Colleen Cheney – Secretary	Vicki Minnaugh – Treasurer
Ray Whittier – Director	Robert Garcia – Director
Rick Collum – Director	

Also In Attendance:

Deborah Lisiewski – Representing Pines Property Management
Donald Neuerman – Pines Property Management
John Stevens – Legal Counsel for the Association
Kathryn McCommon – Taking Minutes

Meeting called to order by President Steve Goldman at 7:07pm

Steve strikes 8) B, C and D from the agenda as well as the motion to approve the Minutes for the January 24, 2012 Annual meeting for a later date

Roll Call by: Colleen Cheney

All members present

Motion to approve Minutes for January 24, 2012 – Board of Directors

Meeting

Motioned by Vicki Minnaugh, Second by Colleen Cheney, unanimously approved

Motion to approve Minutes for February 23, 2012 - Special Board Meeting

Motioned by Vicki Minnaugh, Second by Ray Whittier, unanimously approved

Treasurer's Report – Vicki Minnaugh – Thanked Debbie for getting the wireless microphones for the board. Vicki Minnaugh reports a balance of \$3,218,407.84 in the operating account as of 02/29/2012. Three CD's totaling \$744,765.39 with one CD at State Farm maturing at \$247,500.00. Currently looking for direction from the board to invest the money with the interest to be put into the Money Market at Banco Popular. Reporting three Money Market accounts totaling \$560,284.31.

Motion to reinvest a minimum of \$247,500.00 at the highest invest rate we can for a time period of no longer than 12 months

Motioned by Vicki Minnaugh, Second by Daron Fitch, unanimously approved

Director's Report – Daron Fitch thanked Terrie Allison for her service to the community over the last 15 years

President's Report – Steve Goldman asking for an alternate date for July 24, 2012 meeting. Options include July 17, August 7 or August 14.

**Steve asked Debbie to email the board with the date options*

Steve explains why agenda items 8) B, C and D were put on the agenda and pulled was basically due to economics. Steve requested that the two major contracts to present an extension. The EEC contract in particular was willing to extend their contract price for the next five years in addition to the year and a half left on their current contract. Unfortunately, this seemed to cause havoc and ill will. Steve feels it is better to leave things the way they are even though the board could have saved a lot of money by renewing now. Steve is in hopes that both Pines and Everglades will hold their price in a year from now. Steve felt for the board it was a good business decision, but heard the members of the board so that is why he pulled the agenda items.

Committee Report

- A). Security - Ron Hopkins – *absent* Colleen is asking the security committee to give an updated report on the year old parking regulations.
**Steve asked Debbie to contact Ron to call a security meeting*
- B). Fining - Andy Asensio reports violation status
- C). Community Director - Cathy Balenovic – *absent* Steve reports the next event is an Easter Egg roll. Budget will be discussed requested by Cathy later in this meeting. Events so far have been Yoga by the Lake, Dog Training, the Easter Egg roll and a tentative date for the Food Trucks, which seems to be an expensive event. Parking is a problem as well.
- D). Management - Deborah Lisiewski reports she has been sending reports to the board with updates of the committees, updates of the community including vendors and projects. Letters and Logos are completed. Debbie has engineering drawings and samples for the shades. Miramar will not allow Pines Property Management to apply for the permits. Applications must be submitted by a homeowner or a contractor.

Attorney Report

- A). To discuss sealed bid process for HOA vs. Condo's – John Stevens Reports that 1.3 million has been collected over the last year for the association. Violation collected approximately \$400,000.00. Collection rate is doing well. Foreclosures are moving a little faster. John Stevens reports there is nothing in the documents nor in the statutes that requires a sealed bid process. Furthermore, there is nothing in the documents nor in the statutes that requires the association to obtain more than one bid unless the cost will be 10% of the budget.

8). **New Business**

- A). To discuss Main Monument Landscape renovation.
To review and approve New Landscape Proposals. Leena Gonzalez -

Motion to approve Option #1 for main Monument Ficus Tree Replacement up to \$20,000.00

Motioned by Daron Fitch, Second by Robert Garcia
Motion withdrawn by Daron Fitch

Motion to approve Option #3 for Main Monument Ficus Tree Replacement

Motioned by Daron Fitch, Second by Colleen Cheney, unanimously approved

Motion to approve estimate number 6414 up to and including estimate number 6601

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

Motion to approve estimate number 6602 not to exceed \$1600.00 based upon the meeting with Coconut Bay, to include 6604 through 6610. 6608, 6609 and 6610 to exclude the Firecracker and estimate numbr 93, 563, 96 and 564 with all the approvals and changes and not to exceed 23,165.00 Phase I should go to Varney, Phase II should go to Varney if he would meet the \$325.00, if not to go with United

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

Motion to approve 20 Clusias, 180 Verigated Arbcolas and 204 Green Island Ficus to go to repairs at the Commercial Monuments of Pines Storage, Wendys, Chevron, Dominos Pizza and Cambridge for a total of \$3520.00

Motioned by Vicki Minnaugh, Second by Daron Fitch, unanimously approved

Motion to fill in hurricane damaged Ligustrums at the Dominos Pizza monument in the amount of \$1,050.00

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

- B). To discuss and approve Pines Property Management contract extension.
** this item was pulled from the agenda**
- C). To discuss and approve Everglades Environmental Care contract extension. ** this item was pulled from the agenda**
- D). To discuss and approve Pressure Cleaning & Sealant Contract extension.
** this item was pulled from the agenda**
- E). To discuss who can attend committee meeting – Daron Fitch request

John Stevens to clarify – Declaration and Bylaws provide that the association president has the sole discretion to appoint chairman and all members of the committee. The Declaration and Bylaws do not provide that the meeting must be noticed or open to the general public. The state statutes provides in 720.303 subsection 2 all meetings of the board of directors must be open and properly noticed except for meetings between the board and it's attorney with respect to proposed or pending litigation where the contents of the discussion would be governed by the attorney/client privilege. The provision of this subsection shall also apply to the meeting of any committee or similar body where the final decision will be made in an expenditure of association funds and the meetings and body vested in the power to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a member of the community. Basically, 2 different types of committees have to be noticed and members have the right to attend – The architectural committee and the fine committee. Steve Goldman suggests the presidents form a committee, set a quorum of 25%, to meet as often as they would like and allow presidents committee to add items to agenda for board meeting two weeks prior to the deadline for the agenda. It will be up to each chairman to decide whether the committee meetings will be open or closed to the general public

F). To discuss up coming CD's expiring – discussed at Treasurer's report

G). To discuss Adding/Changing items to the existing Modification Guidelines – Pergolas and Arbors

Current – Pergolas and Arbors are permitted with prior approval by the Modification Committee. Pergolas and Arbors must be installed in the rear of the property and must follow all property line setbacks. The material used must be either white aluminum or wood painted or stained white for Pergolas. Arbors can be white or bronze aluminum or wood painted or stained white.

Proposed: Pergolas and Arbors are permitted with prior approval by the Modification Committee. Pergolas and Arbors must be installed in the rear of the property and must follow all property line setbacks. They may be open roof or covered with a City Building Department approved roof. No pergola or Arbor shall have a covered roof unless the prior written approval of the Board of Directors, in it's sole discretion is obtained. The material used must be either (1) white or bronze aluminum (2) wood painted white or stained or (3) concrete painted to match the primary exterior wall color of the home. Covered roofing materials may not include gravel and should be in harmony with the existing design of the home. If the roofing material consists of tile, the tile must match the tile on the home.

Motion to approve the proposed changes as proposed by the Webster's with John Stevens suggestions to modify the verbage

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

Docks and Decks – Provided in the documents – Docks and Decks will only be approved for installation in the lake maintenance easement upon the submission and approval of the required application to the modification committee with all specification which includes the approval of the south broward drainage district and all required governmental agency permits. John Stevens suggests to remove the entire section from the community guidelines.

Motion to strike everything in the community guidelines under docks/decks/seawall-retaining wall except the 1st sentence of the 1st paragraph, the 1st sentence from the 2nd paragraph, 1st sentence from the 3rd paragraph and the 2nd sentence of the second paragraph

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

The community guidelines will now read:

No Docks shall be constructed without the prior approval of the modification committee. No Decks shall be constructed without the prior approval of the modification committee. No Seawall/Retaining wall shall be constructed without the prior approval of the modification committee. Any application must include all specifications and all required governmental agency permits.

Hedge material - Lina recommended to add Coco Plum, Podocarpus, Green Arborcola, Dwarf Clusia, Dwarf Viburnum

Motion to approve the 5 plants Lina recommended

Motioned by Vicki Minnaugh, Second by Ray Whittier, unanimously approved

- H). To discuss to order Flags for Flag Day June 14, 2012, cost of \$2024.64

Motion to order flags for Flag Day

Motioned by Vicki Minnaugh, Second by Colleen Cheney, unanimously approved

- I). To discuss upcoming events for 2012 from Community Director – Reported by Debbie on behalf of Cathy. Events include: Yoga by the Lake, Art in the Park, Dog Obedience class, Easter Egg Hunt, Food Truck event, Dog Walk event, Summer Concert Event, Fall Pumpkin Patch and a Holiday Event

Motion to allocate \$2500.00 as seed money for activities for year 2012

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

- J). To discuss Disaster & Emergency Plans – PPM & Security Committee

Ray suggests to notify Ron Hopkins to come up with a D&E (disaster and emergency) plan to notify residents in case of an emergency

K). To discuss Non Licensed Independent Recycle Persons-
Debbie to contact FPI not to allow independent recycle trucks in the neighborhoods

9). **Adjourn**

Motion to adjourn meeting at 9:53pm

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

Respectfully submitted,

Kathryn A. McCommon

Colleen Cheney
Secretary