

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

May 22, 2012 7:00PM

Miramar Police Sub Station

Part 1

In Attendance:

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

Directors:

Ray Whittier	
Robert Garcia	
Richard Collum	<i>Absent</i>

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, Steven Goldman at 7:05pm

Special Order of Business: Steve Goldman presented Terrie Allison with a commemorative plaque for her service to SilverLakes.

Colleen Cheney conducted roll call and all members were present.

Proof of Notice provided as well as BOD Meeting Minutes of March 20, 2012 and President's Meeting on April 30th, 2012

Motion to approve March 20, 2012 Minutes

Move to approve by Vicki Minnaugh , Second by Colleen Cheney. Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh reported that SilverLakes has \$3, 903, 625.56

Since last meeting a maturing Banco Popular CD was moved to Banco Popular account #3, which is paying 1%. The balance on that account is \$249, 565. 55.

Another CD will be expiring before the next meeting in July.

Vicki continues to look for the best interest rates.

Total of all accounts is \$5, 214, 047,93 of that \$1, 310, 422.37 has been designated for reserve accounts.

Director's Report

Daron Fitch thanked President's who came out for the President's Meeting held on April 30, 2012. President's Committee will be meeting on May 31st.

President's Report

Steven Goldman advised that the BOD the previous evening had met in executive session with the SL Attorney to discuss two items. One item discussed was Committees. There was a split as to whether the committees should be working committees in small groups or open to all the Presidents. The decision last night was to open it to the public. Announcements should go out to the Presidents.

John mentioned that the Fining Committee is the one Committee which is required by law to be open to the public. The other Committee can be closed to the public.

The other item was the President's Committee. A member of the Board questioned the role of the President's Committee and the SL Attorney questioned the quorum. The SL Attorney advised a quorum would have to be 50% + 1, therefore 20 President's would have to attend a meeting. The BOD decided two Presidents, representing a voting group, should be chosen or elected. This would provide 12 members in which the committee can operate with 7 people. There was also a concern about the Chairperson. At the organizing committee, names should be submitted of those interested in chairing and the BOD will make a decision on the Chairperson. As far as Scope of Operation, there is a Charter for the Committee, whereby the Committee will bring issues and/or concerns to the Board's attention and items they would like to see addressed and the Committee would have the right to ask the President for certain items to be added to the agenda for Master Board to consider. This is solely an advisory Committee.

The other item was a qualification list for bidding on SL contracts. 12 guidelines for landscaping and 12 for the Management Company. SL Attorney will send out a letter to Companies that may bid if they meet the guidelines.

Presidents Committee cannot review terms of contracts or contact vendors, but can make recommendations to the BOD. Specs to be finished by May 31st for meeting at the Charter school.

Committee Reports:

Security Report

Ron Hopkins not present.

Steven Goldman reviewed 5 items for action.

1. Hurricane Task Force

Debbie Lisiewski will act as the Hurricane Coordinator

Motion to accept the Hurricane Plan

Move to approve by Vicki Minnaugh, Second by Robert Garcia. Motion passed unanimously

2. Community President and BOD must have their contact information on file and this must be done every year by April 1st or there is a potential \$500 fine by the City.
3. Street Parking where double lines exist. FPI is enforcing.

4. Parking Regulation update. Remove the reference to parking with traffic flow was ok'd by both police departments.

5. Garage Door Openings. FPI to contact homeowner between 10pm-6am if garage door is open. If homeowner cannot be contacted, FPI is obliged to remain on the scene until police arrive which conflicts with FPI rounds. Discussion to be continued with Committee and FPI.

Fining Committee

Andy advised 1675 homeowners were cited for the First Quarter 2012.

3% of homeowners attended hearings, 48 homeowners, and 102 were granted extensions.

994 were compliant which is 60% and in line with previous quarters.

531 were sent \$1000 letters. 118 were sent to the SL Attorney.

22 were bank owned property.

Other issue: One of Misty Communities, homeowners are raising grass/sod area which will cause flooding. These properties need to be identified and fined.

Influx of Commercial Vehicles violations. Suggestion to add reminder in Ripples.

Discussion concerning new home homeowners and estoppels, registering to understand modification process and/or violation letters.

Discussion about violation process and homeowners being able to contact the BOD.

Motion for SL Attorney to draft an addition to Homeowner's Manual defining the fining process to be posted on website and highlighted in Ripples.

Move to approve by Robert Garcia. Second by Daron Fitch. Motion passed unanimously.

Landscape Committee

To be addressed in Section H

Communications Report

To be addressed in Section G, under New Business

Management Report

Debbie presented the weekly report from the 18th concerning the new pump station. The new pump station will be installed.

Attorney Report

A) John does not feel violation letter should be modified. After discussion, wording on first violation notice will be changed, taking portions of sample A-1 to modify the current letter 1.

B) Crime Watch Volunteer

Steve and John met to discuss Crime Watch volunteers. Rules need to be set forth, for example,

- Not to carry arms
- No detaining
- Contact police.

Work with local police to establish reasonable rules to avoid association liability.

To be brought up in New Business

Old Business:

A. Review Solar Light proposals.

Discussion that down payment is too substantial and requesting a two year warranty.

Motion to add a total of 38 lights, 4 of which will go to Phase 4 walkway, not to exceed \$20,000 total, subject to the terms.

Move to approve by Robert Garcia, Second by Vicki Minnaugh. Motion passed unanimously.

Motion to move forward with the quotation, with the addition of the 4 lights and for John to get involved with the contract so that the deposit should not be more than 25%, with a draw from escrow, with a two year warranty.

Move to approve by Vicki Minnaugh, Second by Colleen Cheney. Motion passed unanimously.

B. Review proposals for pathways repairs

Discussion concerning current state of pathway at Phase 4.

John recommends closing path immediately for safety reasons.

Motion to close Phase 4 pathway immediately, cordoned off with caution signage.

Move to approve by Vicki Minnaugh, Second by Colleen Cheney. Motion passed unanimously.

Motion to approve, for Phase 4, Option #2 for \$44, 089.90 and #3 for \$26, 850.00; contract to be awarded to All County Pavement for a total of \$71,000.

Motion to approve Vicki Minnaugh, Second by Robert Garcia. Motion passed unanimously.

Motion to approve, for Phase 1, Option #1 for \$18, 114 and #3 for \$18, 687; contract to be awarded to 1-800-ASPHALT, Inc.

Motion to approve Vicki Minnaugh, Second by Robert Garcia. Motion passed unanimously

Motion to approve, for Phase 2, Option #1 for \$12, 350 and #3 for \$13, 529; contract to be awarded to 1-800-ASPHALT, Inc.

Motion to approve Vicki Minnaugh, Second by Robert Garcia. Motion passed unanimously

Motion to approve, for Phase 3, Option #1 for \$12, 135 and #3 for \$10, 465; contract to be awarded to 1-800-ASPHALT, Inc.

Motion to approve Vicki Minnaugh, Second by Ray Whittier. Motion passed unanimously.

New Business:

A) To discuss additional patrolling schedule for Sapphire Shores.

Discussion of concerns for this community.

There is an additional 120 hours in FPI contract for our discretion.

Motion to request, for a one month trial period, an additional three, 3 hour shifts per week, from FPI to provide additional security for Sapphire Shores.

Motion to approve by Colleen Cheney, Second by Robert Garcia. Motion passed unanimously.

B) Holiday Lights

As time was limited, remainder of agenda will be discussed Part 2.

Motion to continue meeting on June 5th made at 09:17pm.

Motion to approve by Vicki Minnaugh, Second by Colleen Cheney. Motion passed unanimously.

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

June 5, 2012 7:00PM

West Broward Hall

Part 2

In Attendance:

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

Directors:

Ray Whittier	
Robert Garcia	
Richard Collum	<i>Absent</i>

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, Steven Goldman at 7:00pm

Colleen Cheney conducted roll call and all members were present.

Steve Goldman added two items to the agenda.

1. Reimbursement for expenses related to the first President's Committee meeting.

Motion to approve reimbursement to Mandy Benitez in the amount of \$212.00 by Robert Garcia, Second by Vicki Minnaugh. Motion passed unanimously.

2. Sapphire Shores presentation to the Board of Directors about crime in the area.

Colleen Cheney discussed crime statistics in the area. Steve Damman spoke about current situation, as well as residents from Sapphire Shores, John Stevens and officers from the Miramar Police Station. There is a final civil hearing with a Sapphire Shore resident on June 12th whereby the court will be requested to enter an injunction to prohibit said residents to enter property. Steve Damman will try to attend the hearing with John Stevens. The Miramar Police have also dedicated two additional units to patrol the area.

Daron Fitch Motioned to hire FPI to patrol Sapphire Shores from 1:00am-5:30am, seven days a week, for one month, starting July 1st, Second by Ray Whittier. Motion passed unanimously.

Colleen Cheney motioned to direct FPI to only pursue parking violations if there is a hazard or danger, or if a homeowner calls, in order to free up time for patrolling. This will be for a temporary period until the end of summer at which time it will be reevaluated. Second by Vicki Minnaugh. Motion passed unanimously.

Continuation of New Business

B) To review proposal for Christmas Designers.

Debbie Lisiewski presented designs for Holiday Lights.

Debbie will coordinate with Joe Campbell and have two samples of lights available at the Isles whereby the Board can decide and to review conditions of the deposit.

Motion by Vicki Minnaugh to refrain from putting up banners this year, Second by Colleen Cheney.

Motion passes. Opposed by Daron Fitch and Robert Garcia.

C) To review proposals for Gazebo repairs

Motion by Vicki Minnaugh to accept Precision Design provided they submit a contract approved by John , whereby all work to be completed is documented in scope of work, and conditions of deposit, not to exceed \$4,500.

Second by Robert Garcia. Motion passed unanimously.

D) To review proposals for pathways to Gazebos.

Motion by Daron Fitch to go with 1-800 ASPHALT, Inc. Second by Vicki and also suggests we negotiate the \$12,350.00 as they are completing other work for the Association. Motion passed unanimously.

E) To review proposals for Monument Lights

Motion by Vicki Minnaugh to accept Caro Electrical's contract, not to exceed \$97,600.00 provided rocket posts are spray painted green and to ensure correct LED wattage. Second by Colleen Cheney.

Motion passes, opposed by Ray Whittier.

F) To make a motion that the Board makes a resolution to prohibit Association volunteers from carrying a weapon while actively patrolling on the behalf of the Association.

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

G) Cathy Balenovic provided update on Community Events.

1. Reviewed Community Events already held.

2. Events approved for the remainder of the year; Yoga by the Lake, Mediation in the Park, Boot Camp Fitness, Movie Night in the fall as well as a Pumpkin Patch.

3. Reviewed Events Budget spent so far. Started with \$2, 500. 00. Balance remaining: \$1,027.37.

4. To vote on advertisements in Ripples and/or Channel 97; agreement to solicit for Channel 97
5. To discuss signs being used in the community to advertise events. Limit the number of signs and use inside communities by stop signs.

H) To review proposals from the Landscape Committee.
Leena Gonzalez reviewed items.

Motion by Vicki Minnaugh to approve items 6656,6691,6694,6666,6655,6693,6692 and 6696 for a total of \$73,968.00. Second by Colleen Cheney. Motion passed unanimously.

Motion by Vicki Minnaugh to approve items 6633,6588,6699, and 6702 for a total of \$18,691,00, Second by Ray Whittier. Motion passed unanimously.

Don Neuerman advised the Board that HOA payments can will be able to be made online after June 20th via Banco Popular.

Leena asked for Board's agreement to allow the scouts to hold a food drive and bicycle drive in the community. Authorization given.

Motion to adjourn at 9:24pm. Motion passed unanimously.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary

