

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

September 11, 2012 7:00PM

West Broward Hall

## **In Attendance:**

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

## **Directors:**

Ray Whittier  
Robert Garcia  
Richard Collum

## **Also In Attendance:**

Deborah Lisiewski	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.

## **Treasurer's Report**

Vicki Minnaugh reported that as of July 31st, SilverLakes has \$3, 638, 817. 56 in operating account.

The CD at Met Life matures in July of next year.

The Community Bank CD has a balance of \$247, 619. 96 and matures August 2013

Just renewed the CD at Community Bank at an interest rate of .90%

Steve Goldman requested to proceed to item #4 on the agenda and to review the 2013 budget at the end of the meeting.

## **"Release and Hold Harmless Agreement"**

Motion to rescind the current Release and Hold Harmless agreement

Move to approve by Vicki Minnaugh.

Motion passed unanimously.

Motion for Pines Property Management to shred or return any waivers that had been signed.

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

Motion passed unanimously.

John to draft a letter on Board letterhead.

Steve Goldman requested to proceed to #6 on the agenda

**Re-address FPI monitoring.**

Motion to continue current policy until next BOD meeting

Move to approve by Steve Goldman.

Motion passed unanimously.

Vicki Minnaugh requested to proceed to agenda item #8:

**Review Mulch for all SilverLakes common areas**

**Review Proposals for Mulch**

Motion to accept Turbo Mulch, Inc's proposal of \$68,400.00; 2280 cubic yards @ \$30/cy.

Move to approve by Vicki Minnaugh.

Second by Ray Whittier

Motion passed unanimously.

**Playground Areas on 178th Ave.**

Debbie Lisiewski advises improvements are budgeted for 2013.

**Violation Notices**

Motion to accept amended letters by Ray Whittier and Robert Garcia

Move to approve by Steve Goldman

Passed unanimously.

As far as Crystal Bay violation letters, Debbie Lisiewski will double check as letters were rescinded.

Vicki recommends that John Stevens review docs.

**Review 2013 Budget**

Donald Neuerman presented the budget for 2013; to be approved at the next BOD on November 13th.

Two major item changes; insurance issue and asphalt/paving neighborhood streets.

3 components; cable, master budget and neighborhood allocations.

Decision needs to be made concerning uncoupling neighborhoods from the umbrella policy. As next BOD isn't until Nov 13th, this decision impacts budgets for individual neighborhoods.

Motion to calling the question-decouple neighborhood insurance from Master umbrella policy

Move to approve by Steve Goldman. Motion passed.

Ray Whittier opposed.

Motion to increase umbrella to 5M, per Attorney's recommendation, which adds \$18,700 to the \$95,000 insurance cost. An additional cost of \$3.60, per unit/per year.

Move to approve by Vicki Minnaugh. Second by Robert Garcia.

Amendment proposed by Steven Goldman that vendors would not be required to go to a 5M coverage.

Passed unanimously.

John Stevens to look into whether Workers Compensation is necessary with policy.

Vicki Minnaugh recommended only reviewing budget line items that have changed.  
Everyone agreed.

Line #13; New Pump Station. 2 of 3 done, therefore 2013 budget amount is lower

Line #17; Maintenance for Lights; Majority of repairs completed, therefore cost for 2013 is lower

Daron Fitch referred to Line #16 concerning FPI. Same coverage for 2013; 2 officers 24/7 + 120 extra days. Vicki Minnaugh recommends looking into whether or not any unused hours from the 120 additional hours can be rolled over.

Discussion concerning FPI; recent removal of an officer and expectations of FPI's role in the community.

Line #21; Electric Walls: Savings for 2012 as lights have been replaced

Line #25; Distressed home; also savings for 2012

Paving/New seal Coat; to be added as new line item

Line #26: Repairs/Contingency: The amount was significantly higher for 2012 because of the Solar Lights. The balance of the Contingency Fund is \$15,462.57 as of Aug 31st with a few outstanding solar bills still to be paid.

The 2013 budgeted amount of \$125,000 is for irrigation parts, side/sub monument wall repairs, monument letters and logo repairs, community affairs budget, and pressure cleaning.

For Reserves/Recertification: Catch up is completed, therefore 2013 budgeted amount is lower.

Line #29; Net increase for banners

Line #35; Pool Maintenance-cost of chemicals has increased

Line #37; Diamond Brite completed, therefore budgeted amount for 2013 has decreased.

Line #38; Cost of water has increased

Line #40; Rates increased for Lift Station

Line #46 ;Boaters Park; 2013 budget is lower as repairs completed in 2012

Line #47; Environmental Parks-large cost to maintain

Neighborhood Allocations; discussion of 5 year plan to redo neighborhood streets.

Motion to allocate \$500,000 in SilverLakes budget, provided other areas of the budget are reviewed to determine if all items are absolutely required. This is a 5 year plan of 500,000 per year earmarked to fix the neighborhood roads.

Motion to accept by Robert Garcia. Second by Vicki Minnaugh.

Motion passed unanimously.

\$500,000 will go towards the operating budget, with \$150,000 coming out of the reserves to cover the cost of the 5 year plan.

Additional motion for John Stevens to put into writing that the plan has to be completed in 5 years

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

Motion passed unanimously.

Steven Goldman asked Don Neuerman to send updated draft to Manny Benitez to forward to all Presidents.

John Stevens advised that the addendum for contracts concerning Worker's Compensation language will be amended to state "required to have workers compensation only to the extent required by law".

Motion to adjourn at 10:05 pm.

Motion by Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary