

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

November 13, 2012 7:00 PM

West Broward Hall

In Attendance:

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

Directors:

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

Also In Attendance:

Deborah Lisiewski	Pines Property Management
Donald Neuerman	Pines Property Management
John Stevens	Counsel for the Association
Cathy	Director of Community Affairs

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steven Goldman at 7pm.

Colleen Cheney conducted roll call and all members were present.

Motion to approve July 17, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve minutes of July 17th.

Second by Ray Whittier. Motion passed unanimously.

Motion to approve August 30, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve minutes of August 30th.

Second by Ray Whittier. Motion passed unanimously.

Motion to approve September 11, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve minutes of September 11th.

Second by Ray Whittier. Motion passed unanimously.

Motion to approve October 23, 2012 Board of Director's meeting minutes

Vicki Minnaugh entered motion to approve minutes of October 23, 2012.

Second by Ray Whittier. Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised we have the following balances:

As of Oct 31st \$251,607.34 CD-Met Life
 \$248,861.24 CD-Community Bank

For a total of \$ 500,468.58

Money Market #1 \$ 92,969.99

Money Market #2 \$ 278,471.33

Money Market #3 \$ 192,029.74

Money Market #4 \$ 250,664.36

For a total of \$ 814,135.42

Current Year Net Income \$124,540.52

For the Comcast operating account:

As of Oct 31st, we have a balance of \$ 583,601.00.

There is a price increase for next year which will reflect a charge of \$ 33.87, per month, per unit.

This is paid from the cable tv reserve account.

Director's Report

Colleen Cheney advised there is an issue again at Sapphire Shores with the two individuals who are prohibited from entering the premises.

John Stevens advised a witness needs to sign an affidavit that these two individuals were seen. He can then proceed to court to have fines levied against the homeowner.

He advised the homeowner will be fined \$3,984.00 if the individuals have returned and an additional \$100.00 per day, thereafter.

FPI knows the individuals in question and can sign an affidavit.

Colleen will attend Sapphire Shores annual homeowner's meeting.

She recommends having the additional FPI patrol, using the remaining additional hours.

Motion to approve additional FPI to Sapphire Shores between 7pm to 6am until Nov 30th.

Motion by Colleen Cheney. Second by Vicki Minnaugh & Ray Whittier. Motion passed unanimously.

President's Report

Steven Goldman advised of the original intention of the President's Committee and the role of Daron Fitch as the liaison. He reiterated that any issues could be requested to be added as an agenda item at the next BOD meeting provided the majority of Presidents wanted to bring an issue forward.

He advised the Grand Palms meeting went well and Daron Fitch will continue with the President's meetings. Daron Fitch advises he does not foresee any issue moving forward.

Committee Reports:

A). Security Report

Ron Hopkins submitted 3rd quarter report.

FPI advises they are knocking on resident's doors to resolve parking violations before issuing sticker/report.

Robert Garcia reiterates that FPI's directive should be to address emergency/dangerous parking situations.

Steve Tucker from Treasure Sound requested reports for his community from FPI.

Laura Santiago from Bermuda Village requested FPI presence by the guest parking by the Publix Wall. Requesting FPI leave a vehicle there instead of the Boater's Park. FPI will do their shift exchange with the vehicles at Bermuda Village once additional patrol is completed at Sapphire Shores.

Discussion concerning tow/signage

John Stevens advised Debbie Lisiewski to contact the towing company to verify signs and for her to take pictures and send to him.

John reiterated that SilverLakes owns the sub association roads.

B). Fining

Andy Asensio submitted 2nd Quarter Report

1032 Homeowners Cited

27 Homeowners attended hearing

58 Homeowners granted extensions

542 Homeowners in compliance

405 Homeowners sent \$1000 letter

92 Homeowners sent to attorney

92 Foreclosures (Bank owned)

Andy suggested posting in Ripples that homeowners can proactively reach out to PPM about work being done on property (ie, roof cleaning etc) to reduce letters.

C). Landscape

Leena Gonzalez advised the main monument finished.

Steve Goldman thanked Robert Garcia for getting the Committee organized.

D). Community Affairs

Cathy provided update on "Yoga by the Lake" classes, Dog Obedience Classes, "Boot Camp" Fitness. First Annual Pumpkin Patch was a successful event.

Contests were held for the 100th Facebook follower and there was a website contest as well. Currently there is a Thanksgiving contest posted. This will be done regularly to drive residents to the the facebook page, tv channel and website for community information. Winners will be announced.

Holiday Decorating contest is being held in December. A map of participating homes will be available on the website. There will be prizes for the 1st, 2nd and 3rd place winners.

Proposal to purchase a portable tent for future events.

Proposal to hold community garage sale the week-end of February 9th and 10th and the Second Annual Easter Egg Hunt on March 30th with face painting and balloon animals.

Events budget remaining: \$ 788.42

Steve Goldman recommended addressing agenda item 9C, Discussion of Community Affairs Director Position.

Motion to renew the Community Affairs Director position for 2013 with a \$ 1, 500 increase, with the same terms of existing contract.

Motion by Vicki Minnaugh. Second by Robert Garcia and Daron Fitch. Motion passed unanimously.

E). Management Report

Debbie Lisiewski advises permit has been obtained for Miramar for pump station.

Picture of holiday red bows shown for the Enclave.

Motion to approve red bow at far right of sub association wall.

Motion by Vicki Minnaugh. Second by Daron Fitch. Motion passed unanimously.

Debbie advised that the banners will be left up and will be taken down at no cost to us.

Holiday lights will be turned on Monday, November 19th.

Debbie advised she met with Brandon Levy, our new insurance agent.

Paul Cassidy is currently doing the appraisal for the community. (\$1,100.00 for complete appraisal)

A meeting will be set up with the Presidents to review coverage.

John Stevens advised the process, ie canceling coverage with Advanced, signing docs, filling out applications and reviewing, meeting with Presidents, and sending out to market for quotes.

On track for early December.

John also advises that all policies will be adjusted to renew at the same time. This may result in some penalties, \$150.00 per association, however renewing everyone at the same time ensures everyone is properly insured.

Attorney Report

A). To discuss Traffic Agreement from the City of Miramar.

Daron Fitch spoke about the agreement.

For the City of Miramar to enforce traffic violations in SilverLakes, the agreement would need to be signed.

John Stevens advised our sub association roads belong to SilverLakes.

Miramar Police will get back to Daron with a new ordinance.

Based on information, a decision can be made.

Old Business:

A) To Approve 2013 SilverLakes Budget & Neighborhood Allocations

Don Neuman reviewed the 2013 budget and advised where adjustments were made so there was no increase in dollar amounts.

Motion to approve 2013 Budget & Neighborhood Allocation

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

PPM will review signs in sub associations.

Steve Goldman recommends reimbursing sub associations for any signage expenses from Master budget reserves.

PPM will look into which sub associations paid for sign up-keep/replacement.

New Business

A). To approve third Amendment for FPI contract.

Motion to approve third Amendment for FPI contract at same rate

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

B). To review proposals for playground areas.

Motion to approve A & A playgrounds for \$11,930.71 which includes shipping, delivery and installation.

Motion by Vicki Minnaugh. Second by Daron Fitch. Motion passed unanimously.

D). To review lighting proposals for monument walls at Miramar Parkway.

Motion to approve Caro Electric to furnish material & labor in the amount of \$14,875.00

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

E). To approve proposals from EEC.

Motion to approve Everglades estimate 6917, in the amount \$1,400.00 and estimate 6918, in the amount of \$1,560.00 and estimate, 6919 in the amount of \$4,125.00

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

F). To discuss replacement for palms in front elevation of the homes that are infected with Ganoderma.

Leena Gonzalez explained situation. Leena will contact Broward County to certify that tree has this infections. BOD can then made an exception to the docs for homeowner as far as whether or not to replace the tree.

G). To review Emerald Springs Modification for their entrance way.

Ray Whittier presented proposal for thermoplastic yellow lettering on ground at turnaround area at entrance of Emerald Springs.

Motion to approve thermoplastic lettering did not pass.

Ray Whittier asked it be duly noted that BOD denied his request for this proposal to improve safety & liability. Colleen Cheney's comments also duly noted that in her opinion it does not prevent liability, and presents a safety issue in and of itself, to have lettering on the ground.

Motion to adjourn at 9:36pm. Motion passed unanimously.

Respectfully submitted,

Cathy
Director Community Affairs

Colleen Cheney
Secretary