

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

September 16, 2013 7:00PM

West Broward Hall

## In Attendance:

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

## Directors:

Ray Whittier  
Juan Fernandez  
Rick Collum        *absent*

## 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 7:05pm**

Cathy Balenovic conducted roll call.

Motion to accept BOD Meeting Minutes from July 15, 2013

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

Motion to accept BOD Meeting Minutes from September 3, 2013

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

## Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,988,428.57 in SilverLakes' operating account #4002. CD's: CD-Met Life #830378 has a balance of \$247,721.10. CD-Community Bank #0167/0423 has a balance of \$250,354.65.

Money Markets at Banco Popular: MM#41654 \$93,408.67, MM#41647 \$280,222.14, MM#41662 \$193,165.42, MM#31896 \$258,908.77.

Comcast Escrow Cable Account transferred from Gary Resnick's office to John Stevens office. Savings of \$350-\$400 a month.

## Director's Report

Nil

## President's Report

Nil

## Committee Report

### A) Security

Ron Hopkins provided update. Discussion concerning parking issues.

### B) Fining

Andy Asensio advised that for August 2013, 698 homeowners were cited, 16 attended hearings, 8 were granted extensions, 415 were in compliance, 259 were sent \$1000 letters, 3 were sent to the attorney, and 13 are bank owned foreclosures.

### C) Landscape

Leena Gonzalez provided an update.

### D) Community Affairs

Cathy Balenovic provided recap of Community events and SilverLakes contests and requested a \$1,000 increase for events budget for 2104.

### E) Management

Deborah Lisiewski provided updates.

Don Neuerman advised the online payment via Banco Popular will roll over at the end of the year, with the same terms. John Stevens to review the provisions.

## Attorney Report

John Stevens provided an update on the requirements per the FL Statute regarding the Association's Declaration of Covenants, Articles of Incorporation, and Bylaws. The form needs to be filled out and signed within 90 days of election. Debbie will e-mail form. John's office will provide free classes.

## Old Business

### A) To review Rental Amendment for SilverLakes

Motion to approve the Proposed Amendment, with not less than 5 affirmative votes to evict.

Motion to approve by Steve Goldman. Second by Ray Whittier.

Motion passed unanimously.

### B) To approve Engineering Company to oversee the paving project

Motion to retain Botek Thurlow Engineering, Inc and enter into contract in order to start the process.

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

Motion passed unanimously.

## New Business

### A) Motion to blow mulch into the community and common areas for \$50,000 or less

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

Motion passed unanimously.

Motion to approve estimate 7236 in the amount of \$20,000 for New Guinea Bronze Leaf; Orange Excitement, Violet and Magenta.

Motion to approve by Vicki Minnaugh. Second by Juan Fernandez.

Motion passed unanimously.

B) Motion to approve George Esper printing estimate for SilverLakes Homeowners Manual Template for on line viewing for \$475.00

Motion to approve by Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

C) Review 2014 Proposed SilverLakes & Neighborhood Budgets

Don Neuerman reviewed the 2013 Proposed SilverLakes and Neighborhood Budget line items.

Motion to adjourn at 10:40pm

Motion to approve by Steve Goldman. Second by Vicki Minnaugh.

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary