

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

October 19, 2015 7:00PM

West Broward Hall

In Attendance:

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

Directors:

Ray Whittier
Monte Face
Rick Collum

Also In Attendance:

Robert Moses	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

Cathy Balenovic presented five West Broward High School seniors with Certificates of Exemplary Volunteer Recognition for their assistance at SilverLakes Community Events since their freshman year.

Vicki Minnaugh thanked Cathy for arranging these awards.

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes from September 21, 2015

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,173,971.44 in the Operating Account, a balance of \$497,019.34 in the CD accounts, a balance of \$1,324,402.56 in the Money Market Accounts and in Cable Escrow a total of \$1,108,881.49.

Director's Report

NIL

President's Report

Steve Goldman thanked Cathy for getting students involved with the Community Events.

Committee Report

A) Fining

Andy Asensio provided an update. John Stevens advised he had updates regarding recent legislation that would be addressed later in the meeting.

B) Lake and Boat Committee

De' Barbadaes was absent.

Steve Goldman thanked the resident volunteers who participated in the Lake Clean-Up Event on Saturday, September 26th.

C) Security

Ron Hopkins was absent.

Officer Feldman and members of the Pembroke Pines Police Department attended the meeting. Officer Feldman provided a recap concerning vandalism and crime prevention tips. He also announced the 43rd Citizens Police Academy, which will begin in January 2016.

D) Cable Committee

Daron Fitch provided an update. The consultants are currently negotiating. The Committee is interested in a cable/internet bundle with the possibility of 1-Gig of internet speed. There will be more information at the January meeting. There is still discussion concerning the opt out option.

Daron will look into holding a President's meeting concerning cable/internet that residents could attend.

E) Landscape Committee

Leena Gonzalez provided a recap.

Motion to approve estimates #8087 for \$1,500.00, #8086 for \$4,375.00, and #8091 for \$3,000.00 for a total of \$8,875.00.

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

Motion passed unanimously.

Motion to approve the removal of ficus trees, as needed in common areas, with 15 designated trees to be removed right away and the Landscaping Extras 2016 Proposed Budget,

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

Motion passed unanimously.

D) Community Affairs

Cathy Balenovic provided a recap of Community Events, current budget balance and upcoming events.

Motion to approve the roll-over of the remaining Community Affairs Budget balance to the 2016 Community Affairs Budget.

Motion to approve by Vicki Minnaugh. Second by Rick Collum.

Motion passed unanimously.

Corey Bogus from the Miramar Police Department provide a recap.

E) Management

Robert Moses provided an update.

Motion to ratify PPM approved expenses in the amount of \$3,290.44.

Motion to approve Vicki Minnaugh. Second by Ray Whittier.

Motion passed unanimously.

Motion to approve the amended (March 21st changed to March 14th) 2016 BOD Meeting Date Calendar

Motion to approve Vicki Minnaugh. Second by Colleen Cheney.

Motion passed unanimously.

Robert Moses provided a presentation of the updated PPM website. Vicki Minnaugh suggested swapping out some photos.

Vicki Minnaugh suggests owners should be responsible for providing their clickers to tenants. Robert Moses will look into this.

He also reminded everyone that the December 7th BOD meeting is Candidates Night 2, 4, 6 & 7.

Attorney Report

John Stevens provided a Legislative Update, in particular concerning fines, which must now be issued by the BOD (responsibility can be delegated). The fining committee cannot waive or reduce a fine.

Fining letters will need to be revamped. He will present revisions to the BOD when completed.

He also advised that Phase 4 can prevent residents from using the resident entrance for residents in arrears.

Old Business

Motion to approve, as amended, the 2016 Annual Budget, totaling \$5,986.221.00, with a per unit increase of 2.99 per month.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passed unanimously.

Vicki Minnaugh thanked Robert Moses for his assistance and Ana Reyes for all of her hard work on the 2106 Budget.

Robert Moses presented the Proposed Modification Guideline and Color Changes.

There was discussion concerning exterior wires.

Motion to approve the Modification Guideline and Color Changes, amended to reflect new date of October 19, 2015 and added verbiage that all exterior wires must be neatly installed.

Motion to approve by Vicki Minnaugh. Second by Ray Whittier

Motion passed unanimously.

Steve Goldman thanked all the members of the committees for their participation.

New Business

Robert Moses provided a recap concerning issues with the pedestrian traffic around the hedging at 172nd Ave, bordering Misty Bay.

Vicki Minnaugh proposed removing hedging on the easement and trimming the trees for better visibility in that particular area to dissuade loitering in that area.

Motion to adjourn at 9:05 pm.

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary