

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

October 23, 2017 7:00PM

West Broward Hall

In Attendance:

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

Directors:

Ray Whittier
Rick Collum *unexcused absence*
Monte Face

Also In Attendance:

Robert Moses Pines Property Management
Milagros Ponce De Leon 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, Steve Goldman at 7:00pm

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes of September 27, 2017

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,940,357.84 in the operating account, \$494,322.34 in the two CD accounts, and a balance of \$1,341,223.73 in the five Money Market Accounts. There is a balance of \$2,378,754.30 in the Cable Escrow account.

Commissioner Angelo Castillo Provided a recap concerning Hurricane Irma debris pick up. The City of Pembroke Pines paid \$7.05 per cubic yard. Other cities paid a much higher amount. He also advised the City of Pembroke Pines will work with HOA's to assist with tree replanting plans.

Director's Report

Ray Whittier Ray brought up the safety issue regarding swale tree roots. Daron suggested creating a committee to meet with the City's arborists and provide a recap concerning trim/remove/replace.

Colleen Cheney Colleen thanked Cathy for a successful Pumpkin Patch event. She requested an update on the playground covers. Robert advised it will get scheduled.

Monte Face NIL
Daron Fitch Daron advised he read negative comments about the BOD on the "Next Door" app regarding the cable/internet contract and parking issues. He advised he would address cable during the committee reports. In regards to parking, he reiterated the inherent issues with the SilverLakes development and parking, # of cars per household, issue of indemnification agreements with police departments if they were to handle. He reminded residents to contact FPI to report parking issues.
Vicki Minnaugh NIL

President's Report

Steve Goldman spoke about adopting the Consent Agenda starting in January of 2018.
Motion to approve adopting the Consent Agenda starting in January of 2018.
Motion to approve by Vicki Minnaugh. Second by Daron Fitch.
Motion passed unanimously.

Committee Report

A) Fining

Robert Moses provided a recap.

B) Security

Robert Scopa provided a recap.

Corey Bogus from the Miramar Police Department provided a recap and an update on community events.

FPI reiterated the importance of calling the police, not FPI, to report a crime.

C) Cable Committee

Daron Fitch provided a recap and reiterated the amount of work that went into negotiating the new Comcast bulk contract. He also reminded residents that an opt out clause is not required and many HOA's do not offer it, but he pushed for it. At this point, legally it is not possible to offer another opt out period. There was a limit on opt out in order to obtain the best negotiated rate with Comcast. The fact that Comcast allowed a certain amount of opt outs was also unique. The bulk rate for the internet/cable is \$67 a month.

D) Lake & Boat Committee

De' Barbadaes was absent.

E) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #8945 in the amount of \$39,000.

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

Motion passed unanimously.

As far as Category 2 & 3 Swale Tree Recommendations, PPM will coordinate with arborist for recommendations.

F) Community Affairs

Cathy Balenovic provided a recap of community events, contests, Holiday Light update, and current 2017 Events Budget.

G) Management

Motion to approve PPM approved ratified repairs in the amount of \$9,280.45

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

Motion passed unanimously.

Robert Moses advised that Pines Property Management will offer Saturday hours between 8am-noon twice a month, on a trial basis during NOV, DEC and JAN, by appointment only, to assist residents that are unable to go to the office during regular office hours.

Motion to approve one more BOD meeting sign

Motion to approve by Daron Fitch. Second by Ray Whittier.

Motion passes.

Attorney Report

To be discussed in New Business

Old Business

2018 Proposed Budget

Motion to approve the 2018 Proposed Budget

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

Motion passes.

Motion to approve the Neighborhood Assessments

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

Motion passes.

Motion to Approve the Proposed Bulk Service Fees

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

Motion passes.

Robert Moses reiterated that if residents may have a late payment, they should contact Pines Property Management.

New Business

Motion to accept Approve Language for Proposed Amendment to Declaration

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

Motion passed unanimously.

Robert Moses will forward to the President's for their next meeting on November 6th.

Motion to approve the Contract Amendment for the Community Affairs Director

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

Motion passes.

Motion to approve Security Service Contract, subject to removing provision and allowing FPI to provide service to sub associations.

Motion to approve by Vicki Minnaugh. Second by Monte Face.

Motion passes.

Motion to approve Paving Contract-4th Phase

Motion to approve by Vicki Minnaugh. Second by Monte Face.

Motion passed unanimously.

Motion to approve Life Station Service Agreement

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

Motion passed unanimously.

Open Forum

Iris Siple also discussed hurricane debris, as well as tree stump removal, street signs, legislation involving state/fed aid regarding private /public roads, ordinance about generator noise, and ribbing cutting at a new Memorial healthcare facility in West Pines.

The pot hole on 184th was brought to her attention.

There was more discussion about parking issues.

Motion to adjourn at 8:52pm

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