

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

October 7, 2019 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
Robert Garcia

Also In Attendance:

Robert Moses	Pines Property Management
John Stevens	Counsel for the Association
Cathy Balenovic	Community Affairs Director

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steve Goldman at 7:05pm

Colleen Cheney conducted roll call.

Steve Goldman recommended changing the order of the agenda and addressing parking first.

Motion to change the order of the agenda

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

Motion Passes.

John Stevens provided a power point presentation outlining street parking; how SL got to the situation today, communication with the cities of Pembroke Pines and Miramar, size of fire trucks, width of roads, review of statutes, sidewalk and swale regulations, traffic enforcement agreements, no street parking is in original docs, homes were built with garages and driveways to accommodate cars, possible overflow parking options, sheds and creation of parking enforcement committee. He advised there will be an educational period for 90 days, starting October 15th, whereby residents will receive friendly notices advising that on street parking is prohibited.

There was lengthy Q and A with concerned residents in attendance.

Motion to remove items D, E, F, G, H and J for discussion and accept the remaining items on the Consent Agenda, items A, B, C, I, K, L, and M

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

Motion Passes.

Approved Consent Agenda

- a. Approval of Previous Meeting Minutes of 9/9/1997
- b Fining Committee Report
- c. Landscape Improvement Proposals in the amount of \$79,350.00
- i. Director's Report
- k. Community Events Recap
- l. Motion to approve proposed 2020 budget
- m. Ratify PPM Approved Repairs in the amount of \$3,170.00

Item D

Motion: All committee meetings may be held at such time and place as shall be determined from time to time by a majority of the committee members and notice shall be emailed to the voting members and the board no less than four days prior to the meeting.

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

Robert Garcia opposed.

Motion passes

Item E

Motion: Approve Alpine Towing Agreement for SilverLakes

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

Motion passes

Item F

Motion: Vehicle Towing-SilverLakes will only tow a vehicle for the following reasons. All other towing is left to the sub associations and dedicated neighborhoods.

- Illegal Parking. Vehicles parked in tow-away places, in front of hydrants, in handicapped parking zones or ambulance parking spots without the proper permit.
- Expired Registration (abandoned vehicle)
- Disable Car (48 hours)

Motion to approve Vehicle Towing after changing 'illegal' to 'hazardous parking'

Motion to approve by Ray Whittier. Second by Robert Garcia.

Motion passes

Item G

Motion: Approve discussion with Presidents and appropriate committees to implement guidelines allowing storage sheds

Motion for the Modification Committee to implement guidelines for approval of sheds to be approved by BOD.

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

Motion passes

Item H

Vicki Minnaugh presented a recap. She advised the Synchrony Bank CD was rolled over to a new 15 month CD at 2.3%. \$246,000.00 was rolled over so the interest would not exceed the maximum insurable amount of \$250,00.00. There is a balance of \$5,937.603.63 in the operating account and \$1,500,333.78 in the escrow account.

Item J

President's Report

Steve Goldman asked for an additional BOD meeting. Robert will look into dates.

Steve also announced an adhoc Parking Committee that he has requested Robert Moses, John Stevens, John Savaiko, and Robert Scopa be a part of.

Committee Reports

a. Security

Robert Scopa provided a recap.

He advised crime is down in SilverLakes, but burglaries in parked cars continue.

There was discussion concerning the use of the SilverLakes Community Pool by non-residents. FPI should spot check residents at the pool.

Steve also requested the Landscaping Committee make recommendations about types of plants for front of windows.

b. Management

NIL

Attorney Report

NIL

Old Business

NIL

New Business

a. Pool Renovation Proposal-Discussion

Motion to accept Mike O'Brien's estimate, not to exceed bid proposals, provided draw schedule is changed to 30/30 and balance upon completion and clarity about problem with leak

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

Motion passes

Motion to negotiate monthly pool service for (3) times a week, not to exceed 1K per month (including labor and chemicals) with Mike O'Brien. If conditions are met, PoolWerx to be issued 30 days notice.

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

Motion passes

Steve Goldman moved to adjourn at 10:04PM

Motion to approve by Vicki Minnaugh. Second by Colleen Cheney

Motion passes.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary