

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

March 14, 2016 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	<i>absent</i>
Monte Face	

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 7:05pm

Colleen Cheney conducted roll call.

Motion to accept BOD Meeting Minutes of January 25, 2016.

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

Motion passed unanimously.

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,685,700.96 in the operating account, \$496,759.28 in the two CD accounts; one CD will mature on 7/1/16 and the other on 11/1/16. There is a balance of \$1,328,187.71 in the five Money Market Accounts and a balance of \$1,109,112.17 in the cable escrow accounts.

Director's Report

Ray Whittier	NIL
Colleen Cheney	NIL
Monte Face	NIL
Daron Fitch	Daron provided information regarding Lennar Corporation's new development planned for Miramar, south SilverLakes, by Bass Creek Road.
Vicki Minnaugh	NIL

President's Report

Steve Goldman advised there will be a vote to enter into cable contract negotiations this evening and also advised he is no longer endorsing the installment of flag poles by the main monument walls.

Committee Report

A) Fining

Andy Asensio provided an update. He advised there was an issue with a tenant at a recent hearing. The BOD reiterated that only homeowners, not tenants, are permitted to attend fining committee meetings. Pines Property will advise the homeowner of the issue with their tenant and ensure only owners are notified of fining committee meetings.

B) Security

Robert Moses advised that currently there is no chair to the committee, however an update will be available at the next BOD meeting.

FPI provided a recap.

Officer Victoria Lima from the Pembroke Pines Police Department provided an update and went over recent stats in the community.

Officer Corey Bogus from the Miramar Police Department provided an update as well. He advised there will be two more hearings regarding the new development previously referred to. He also rolled out the Yellow Dot initiative.

C) Cable

Daron Fitch thanked the Cable Committee for their diligent work and participation. Three companies; Hotwire, AT&T and Comcast were discussed. Communications Consulting Group was engaged to review the three offers and aspects of each company. The Cable Committee recommends entering into contracting with Comcast, with a short opt out window.

Motion to enter into contract negotiations with Comcast.

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

Motion passed unanimously.

Daron advised communication to homeowners with pertinent information and opt out information should be sent to homeowners in a separate mailing once negotiations are completed. Vicki also made a recommendation regarding offsetting the additional expense of postage.

This cable information will also be available on the SilverLakes website.

D) Boating & Lake Committee

Chair, De' Barbadaes was unable to attend. Jonathan Salit provided an update in her absence.

A Boating & Lake Committee section will be available on future issues of Ripples.

E) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #8280 in the amount of \$11,080.00, #8281 for \$750.00, #8282 for \$4,390.00, #8267 for \$3,680.00, #8269 for \$2,7500.00 and #8271 for \$12,500.00 for a total of \$35,150.00.

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

Motion passed unanimously.

F) Community Affairs

Cathy Balenovic provided a recap of community events and SilverLakes contests. Proposal for a SilverLakes HOA Scholarship will be provided at the next BOD meeting. Chamber of Commerce dues will not be renewed.

G) Management

Robert Moses provided a recap.

Motion to ratify PPM approved repairs, in the amount of \$8,041.76.

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

Motion passed unanimously

Robert also provided a paving project recap.

Motion to approve the Change Order in the amount of \$2,962.00.

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

Motion passed unanimously.

Attorney Report

John Stevens provided a recap. He advised that he and Robert Moses met with Commissioners from the City of Miramar concerning the noise from the Funk Fest. The Amphitheater will be built and the time to have contested has passed. There is the potential, albeit small, to limit the types of events and hours if a large majority of homeowners protest.

Old Business

Flag Pole Proposal. A letter from a resident was read out loud by Steve Goldman. Residents in attendance were also asked for their vote.

Motion to approve Flag Proposal

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

Motion does not pass.

The construction of a SilverLakes Dog Park was raised. John Stevens will speak to the insurance company about liability and modification to a common area. Robert Moses will get back with a proposal for the next BOD meeting regarding fencing, insurance and maintenance costs.

New Business

A) Botek Thurlow Engineering

Move to approve Botek Thurlow Engineering Proposal

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

Motion passed unanimously.

B) Bike Path Repairs

Move to push for Weekly Asphalt to complete, while they are on the premises, not to exceed \$15,500 to repair the bike paths.

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

Motion passed unanimously

C) Doggie Station Proposals

Motion to approve Dog Waste Stations Proposal by Dog Waste Depot

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

Motion does not pass.

Proposal to be deferred until next meeting.

D) Median Lighting Upgrade Proposals by Caro Electric

Motion to approve Medium Lighting Upgrade Proposals #1231, #1253, and #1254 by Caro Electric, totaling \$12,525.00.

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

Motion passed unanimously

E) Sand Replenishment Proposals

Motion to approve Everglades Environmental Care in the amount of \$27,500.

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

Motion passed unanimously

F) Emotional Support Animals

John Stevens provided information regarding and Emotional Support Animal situation in SilverLakes and the governing rules such. John recommends a representative from his office and from Pines Property Management meet the dog to assess temperament.

G) Update to Modification Guidelines regarding Roof Staining

Motion to Approve Roof Staining Modification

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

Motion passed unanimously

Open Forum

NIL

Motion to adjourn at 9:31pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary