

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

May 15, 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  
Monte Face

*Excused absence*

## **Also In Attendance:**

Robert Moses             Pines Property Management  
Don 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 7:02pm**

Colleen Cheney conducted roll call.

Guest Sheriff Scott Israel was unable to attend.

Vice Mayor Angelo Castillo and City Commissioners Iris Siple and Jay Schwartz introduced themselves.

Motion to accept BOD Meeting Minutes of March 20, 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 \$5,189,839.08 in the operating account, \$496,309.34 in the two CD accounts, and a balance of \$1,337,965.60 in the five Money Market Accounts. Vicki will look into rates for rolling over the CD maturing on July 1, 2017. There is a balance of \$873,177.76 in the Cable Escrow account. A check from Comcast in the amount of \$2,074,400.00 will be deposited into the two cable escrow accounts.

## Director's Report

Ray Whittier                      NIL

Colleen Cheney

Colleen inquired if PPM can stagger hours/shifts for their two dedicated violation officers, without increasing their hours, in order for commercial vehicles to be spotted in the evenings and on weekends. This will take some pressure off of FPI. Robert Moses advised he will look into it.

Daron Fitch

Daron advised there is a Cable/Internet Town Hall meeting on Saturday, May 20<sup>th</sup> at West Broward Hall for SilverLakes residents. Robert Moses explained there will be a presentation and explanation about equipment.

Rick Collum                      NIL

Vicki Minnaugh                  NIL

## President's Report

Steve Goldman also brought up the issues that could affect the internet speed.

Pembroke Pines Police Community Affairs Officer, Andrew Feldman, provided a recap of crime stats. He reminded residents of the importance of keeping garage doors closed and cars locked.

Officer Corey Bogus from the Miramar Police Department proved a recap for Miramar. He advised of recent burglaries and the latest scam involving receiving a call from a hacker with a robot that prompts you to say "Yes" which then provides access to information.

Daniel Gonzalez from FPI provided a recap and advised they have new software whereby officers can issue reports from mobile devices which will save time.

## Committee Report

A) Fining

Andy Asensio provided an update.

Vicki Minnaugh requested a column be added onto the report that differentiates how many individual homeowners were cited, as some homeowners have several violations.

B) Security

Robert Scopa provided a recap.

D) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #8734, #8735, #8736, #8742, #8743, #8744 and #8752 in the amount of \$37,865.00.

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

Motion passed unanimously.

C) De' Barbadaes provided a recap. She advised she is having difficulty finding committee members. She also advised trucks are on the parking off of 184th where there is a concrete slab on the lake and fishing. Vicki proposed fencing the area and Robert will look into it. She also advised the chains are not up at dusk at the Boater's Parks and There is a boat in Brittany Bay with their motor in the water.

#### E) Community Affairs

Cathy Balenovic provided a recap of community events and current 2017 Events Budget.

Motion to approve US Veteran's Network estimate for \$2,363.55 for the 4<sup>th</sup> of July flags.

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

Motion passed unanimously.

Discussion concerning removal of the flags. Cathy will look into this for next meeting.

Motion to approve Petty Cash Event Reimbursement, with receipts, in the amount of \$500.00

Motion to approve by Daron Fitch. Second by Colleen Cheney.

Motion passed unanimously.

Motion to approve Magical Displays for Holiday Light Vendor for three years in the amount of \$48,000.00 provided John Stevens reviews the contract and terms and allows the BOD right to cancel if terms are not met.

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

Motion passed unanimously.

Option #6 was chosen with a request for different colored lights at the entrances.

#### F) Management

i. Robert Moses introduced Milagros "Millie" Ponce De Leon who is the new Senior Community Manager at PPM.

ii.

Motion to approve PPM approved ratified repairs in the amount of \$7,331.82.

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

Motion passed unanimously.

iii. Robert advised that certain communities failed the density testing.

Motion to reject current offer, longer warranty needed, annual engineer test to be paid by them and conducted by Weekley, new bond needed and definition of density failure.

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

Motion passed unanimously.

Misty Harbor root barrier situation discussed. Robert will contact the city to have a city arborist to take a look and advise the BOD.

Motion to approve removal of 5 trees in Sapphire Park, including permitting and tree fund donation in lieu of replacement in the amount of \$7,080.25.

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

Motion passed unanimously.

iv. Storm Drain Cleaning/ Re-cert

Motion to withdraw approval from Proline and hire PCI with same guidelines, in the amount of \$145,745.00.

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

Motion passed unanimously.

v. Cable Implementation

There will be a Town Hall meeting on Saturday, May 20<sup>th</sup> at West Broward Hall between 11:00am-1:00pm. As of May 9<sup>th</sup>, there were 96 installation requests. Daron advised there is a dedicated number for SL residents and issues with that will be worked out. There should be a community tv channel as well, but Robert advised SL would need to invest in new equipment as current equipment is outdated.

Attorney Report

John Stevens introduced Cassandra, from his team, who will attend the next BOD meeting on June 12<sup>th</sup>. He advised of legislative updates. PPM is aware and will implement guidelines.

He advised of an issue concerning a 3<sup>rd</sup> party investor and proposes updating amendment to include responsibilities of 3<sup>rd</sup> party investors.

Motion to approve work

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

Motion passed unanimously.

New Business

A. Monument Walls

- i. Robert will obtain bids for letters and logos with options to include warranties.
- ii. Robert to request proposal from H & H to reduce Draw 1.
- iii. Leaning wall at Wal-Mart. Discussion regarding reinforcing Wal Mart Wall.

Open Forum

NIL

Motion to adjourn at 9:38pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary