

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

June 12, 2017 7:00PM

West Broward Hall

## **In Attendance:**

Steven Goldman	President	<i>Excused absence</i>
Daron Fitch	Vice President	
Vicki Minnaugh	Treasurer	
Colleen Cheney	Secretary	

## **Directors:**

Ray Whittier	
Rick Collum	<i>Excused absence</i>
Monte Face	

## **Also In Attendance:**

Robert Moses	Pines Property Management
Cassandra Racine-Rigaud, Esq.	Representing Counsel for the Association
Cathy Balenovic	Director of Community Affairs

## **Board of Directors Meeting - Call to Order**

**Meeting call to order by Vice President, Daron Fitch at 7:01pm**

Colleen Cheney conducted roll call.

Motion to excuse Steve Goldman and Rick Collum.

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

Motion passed unanimously.

Barry Fink presented the 2106 Audit Review

Motion to approve Dec 31, 2016 and 2015 financial statements.

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

Motion passed unanimously.

Motion to accept BOD Meeting Minutes of May 15, 2017.

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

Motion passed unanimously.

## **Treasurer's Report**

Vicki Minnaugh advised there is a balance of \$4,333,904.42 in the operating account, \$496,309.34 in the two CD accounts, and a balance of \$1,338,729.65 in the five Money Market Accounts. Vicki is looking into rates for rolling over the CD maturing on July 1, 2017. There is a balance of \$2,947,889.12 in the Cable Escrow account. A check from Comcast in the amount of \$2,074,681.70 was deposited.

Motion authorizing Vicki Minnaugh to research moving a portion of the cable escrow money into a new CD for a higher interest rate, after Robert Moses has provided projected liquid cash needed for cable account. John Stevens also needs to read the bank agreement to ensure money is insured and protected.

Motion to approve by Colleen Cheney. Second by Ray Whittier.

Motion passed unanimously.

#### Director's Report

Daron Fitch NIL

Colleen Cheney NIL

Ray Whittier Ray brought up the issue for residents that have home businesses and need an itemized bill for internet use now that it is part of the bulk contract. Robert Moses to address issue with Comcast.

Monte Face NIL

Vicki Minnaugh NIL

#### President's Report

Steve Goldman absent.

#### Committee Report

A) Fining

Andy Asensio absent.

B) Security

Robert Scopa provided a recap.

Corey Bogus from the Miramar Police Department provided a recap.

C) De' Barbadaes provided a recap.

She advised kids are jumping from the bridge on 178th. Vicki Minnaugh recommended PPM look into installing a grate fan and signage.

D) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #8786, #8787, #8778 in the amount of \$85,969.00.

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

Motion passed unanimously.

Discussion concerning increasing height of hedges at lakeside lots. Daron Fitch proposed topic should be brought up at the next President's meeting.

E) Community Affairs

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

As discussed at the last BOD meeting, the flags will be installed and *removed* this year. Boy Scout troop 441 will install the flags the week-end before the 4th of July and will remove them the week-end after. This is mentioned in the next newsletter so that residents are advised to move their mailbox flags after the 4th of July if they wish to keep them.

Motion to approve Magical Displays Design #6, Option #2 (multi colored lights) for Pines Blvd and 178th & Miramar and 178th. The smaller sub association walls will have Design #6, Option #1 with either red, green and blue solid lights. The center star will have white lights on all walls.

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

Motion passed unanimously.

Sheriff Scott Israel provided a recap on Broward County's initiatives for keeping children out of jail with their Civil Citation Program. He also discussed the handling of the incident at the FLL airport on January 6, 2017.

#### F) Management

i.  
Motion to approve PPM approved ratified repairs in the amount of \$2920.86

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

Motion passed unanimously.

ii. Robert Moses advised of the new funding options by the City of Pembroke Pines for lower income families. The Notice will be posted on the SilverLakes website.

iii. Robert Moses advised that Weekley Asphalt will extend the warranty from 3 1/3 years to 5 years and will cover the cost of a mutually agreed upon independent engineer to review Coconut Key, Brittany Bay, Treasure Sound and Brittany and make their recommendation.

Robert also advised the bid for the next phase will be available mid-July and recommends holding another BOD meeting in late August. Date TBD.

#### iv. Cable Implementation Update

Robert Moses advised there are 2,221 installations to date. A letter will be sent to residents explaining the new billing. The letter covers all four categories: residents that have been opted in and are continuing to opt in/residents that were not previously opted in, but are now opting in/Residents that were opting in, but are now opting out and finally residents that were opted out and continuing to opt out.

Vicki Minnaugh recommends increasing the font of the letter.

#### v. Swale Tree PUD Change Recommendation

Robert Moses suggests retaining an attorney to review the swale tree issues in order for residents to remove trees without having to replace them. He recommends hiring Dennis Mele, a Land Use Attorney. He will invite him to attend the BOD meeting in August.

#### vi. After Hours Inspection

Robert Moses advised it is not possible for PPM to shift inspection hours within the current scope of the SL agreement.

Colleen Cheney expressed her disappointment with this response as she had raised the issue at the last meeting.

Attorney Report

Cassandra Racine-Rigaud advised there will be no legislative change updates before July 1st.

Old Business

NIL

New Business

a. Boater's Park Gates

Motion to accept Welding & Fabrication, Inc.'s bid of \$14,350, with the color yellow with reflectors and not more than 25% down.

Motion to approve by Ray Whittier. Second by Colleen Cheney.

Motion passed unanimously.

b. Modification Guidelines

Motion to approve Guideline Changes for Aluminum Roofs for Pergolas & Arbors

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

Motion passes.

Ray Whittier opposed.

Motion to approve Guideline Changes for Screen Rooms/Patios/ Pools/ Additions

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

Motion passes.

Ray Whittier opposed.

Motion to approve Color Additions to Metro Mission Gold and Metro Mission Red

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

Motion passed unanimously.

Open Forum

Discussion concerning Waste Pro issues. PPM will draft a communication to the city.

Motion to adjourn at 8:52pm

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

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary