

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

July 22, 2019 7:00PM

West Broward Hall

In Attendance:

| | | |
|----------------|----------------|----------------|
| Steven Goldman | President | <i>excused</i> |
| Daron Fitch | Vice President | |
| Vicki Minnaugh | Treasurer | |
| Colleen Cheney | Secretary | <i>excused</i> |

Directors:

Ray Whittier
Rick Collum
Robert Garcia

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 Vice President, Daron Fitch at 7:03pm

Robert Moses conducted roll call.

Barry Fink, CPA, provided a recap concerning the 2018 Audit. Barry advised the financial statements are in good standing and the SilverLakes HOA is in a solid financial position.

Motion to approve the 2018 Audit

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

Motion passed unanimously.

Daron motioned to have items e, f, g, h and i removed from the Consent Agenda. Item h will be discussed with parking and i will be moved to Old Business.

Motion to approve the remaining Consent Agenda items

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

Motion passed unanimously.

Consent Agenda

a. Approval of Previous Meeting Minutes of 5/20/2019

b. Fining Committee Report

c. Landscaping Improvement Proposals: #9479, #9480, #9491, #9492, #9493, #9494 for a total amount of \$102,714.00

d. Approve Consent Agenda-top of the agenda

j. Ratify PPM Approved Repairs for a total amount of \$15,385.00

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$5,139,799.95 in the operating account, \$496,857.76 in the two CD accounts; one CD is held by Synchrony 10/1/19 and the other with Edward Jones/Wells Fargo 12/9/19, a balance of \$1,357,339.47 in the five Money Market Accounts and a balance of \$1,500,308.30 in the BB&T Escrow Account with interest paid of \$3,352.27.

Director's Report

| | |
|----------------|-----|
| Ray Whittier | NIL |
| Robert Garcia | NIL |
| Rick Collum | NIL |
| Vicki Minnaugh | NIL |

President's Report

Daron advised that Parking has been an issue in community for many years. He was part of the Committee to address parking issues. He also advised the existing rules were designed to target habitual parking offenders and that SL roads were not designed for street parking. However, the current approach is not longer feasible. There will have to be a new direction and the BOD will have to make a decision. John Stevens will provide an update.

Attorney Report

John Stevens explained he will address the on street parking issue. John explained up until now, SL has allowed on street parking as Sub Association streets are owned by SilverLakes, not municipalities. There are many complaints from residents concerning parking. This has been an issue for many years.

He advised recently there was a school bus that entered an SL sub association in Miramar and was blocked by on street parking. The bus driver spoke to a fire inspector who happened to be in the neighborhood and requested assistance in guiding the bus out of the community. Residents have also filed complaints and there have been numerous parking complaints on the Next Door app; over 100 individual complaints. These circumstances led to the City of Miramar issuing a citation of Florida's Fire Safety Code to SilverLakes for on street parking.

John also advised this code has always existed. It was not enforced. The code mandates a minimum street width of 20ft for emergency vehicles. SL has 20ft or less. Therefore, street parking is in violation of state law for fire safety. The City of Miramar has prohibited street parking in SL Miramar, this includes guests and vendors. John met with the City of Miramar Fire Chief, Fire Inspector, and City Attorney and they have submitted a written opinion that there can be no parking whatsoever in the streets at any time. This is a criminal statute and also applies to The City of Pembroke Pines.

The Fire Inspector has advised SL will be heavily fined if ambulance/fire rescue cannot access a resident because of on street parking in SilverLakes. This will be a hardship for residents, but the SilverLakes Board of Directors has no choice but to ban on street parking. Otherwise, SL faces a \$20K fine per incident. The Master Board must take an action.

Committee Report

A) Security

Robert Scopa provided a recap of the situation John presented and what the committee has discussed. Robert advised this will be a major issue for residents that have a party and/or have lawn service, etc. FPI conducted a spot check one evening and there were over 300 vehicles parked in the street. Committee discussed what is the cost of dedicating roadways to the cities; signs would need to be brought to code, speed bumps, etc. This could cost millions. Part of their recommendation is to maintain existing security and possibly add an additional parking unit that would issue tickets and have vehicles towed. If individual subs do more than what the Master Board recommends, the BOD would need to be advised so issues can be documented, so that a good faith effort is shown that the issue is being enforced.

Robert advised they discussed what the potential cost would be for this extra enforcement/violations/towing. The recommendation would be for the language of the by-laws be changed to prohibit all on street parking in SilverLakes.

FPI recommends guard be armed if FPI will be in charge of towing.

Iris Siple asked John Stevens about the statute. John advised that the statute has already existed. If SL had entered into Traffic Enforcement agreements with the cities, on street parking would not have been permitted. Since there has been such an increase of on street parking, complaints on the Next Door app and formal complaints, it has become an issue. John also advised cars cannot be parked on sidewalks nor swales. Iris voiced her concern about where residents will park.

Mayor Ortis provided a brief recap.

John passed out and reviewed, item by item, the proposed parking rules.

Daron advised he was not in favor of traffic agreements in the past as they indemnify the police department. If there was a lawsuit, SL would be subject to liability. Daron would like John to negotiate traffic agreements. John wanted to give everyone a head's up and is seeking the passing of these parking rules and then he will go, on behalf of SL, to the cities and negotiate traffic agreements and bring back to BOD for approval. If parking agreements are signed, the police would issue parking violations. BOD will explore all options. John advised that due to liability, the BOD should pass a motion as the city is standing by to see if we are implementing changes. John also advised the BOD is also subject to personal liability.

Open Forum ensued for residents to discuss.

Ray voiced concerned about where residents will park.

Robert Garcia reminded residents years ago there was no on street parking in SL and that garages were used for parking, not storage and room additions.

Vicki voiced concerns as a realtor that property values will drop due to parking restrictions.

John Stevens mentioned that the lots in front of Grand Cay can possibly be made into additional parking areas.

Iris Siple will discuss this issue with State and City Manager and the City Planner as these parking restrictions are a drastic lifestyle change for our community.

Rules will be mailed out to residents in September.

Motion to accept the Rules presented by Legal, effective date of October 1st, with cover letter as presented.

Motion to approve by Robert Garcia. Second by Rick Collum.

Motion passes 4 to 1.

Ray Whittier opposed.

Daron advised the next step will be to work with Robert Scopas and the parking Committee to discuss which remedy will be chosen to enforce the rules.

B) Community Affairs Director

Cathy Balenovic provided a recap of events, contests and budget. West Broward Hall will need to be rented for outdoor events to ensure there is ample parking as West Broward Hall has first right of usage.

John Savaiko advised at the President's meeting that an issue was brought up concerning non residents using the Community Pool. Daron recommends residents being advised to bring drivers license to pool so FPI can spot check. This will be addressed at next BOD meeting.

Remaining Consent Agenda items

e. Motion to Approve Legal to Prepare Amendment to article XII, Section G-"Unsightly or Unkempt Conditions" as proposed.

Motion to approve by Vicki Minnaugh. Second by Rick Collum.

Motion passed unanimously

f. Motion to approve Legal to commence lawsuit or arbitration for breach of contract if Comcast fails to respond within 30 days.

Motion to approve by Vicki Minnaugh. Second by Rick Collum.

Motion passed unanimously

g. Motion to approve legal Correspondence to Botek re Landscape Architect and Settlement

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

Motion passed unanimously

John Stevens advised State arborist states if a tree presents a danger to person and/or property, no permit is necessary to remove the tree and the tree does not need to be replaced. John addressed this issue to Iris Siple.

i. Ratify Paving Project Approvals

Motion to Ratify Paving Project Approval

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

Motion passed unanimously

Old Business

a. Root Barrier Proposal for New trees

Motion to approve Root Barrier Proposal

Motion to approve by Vicki Minnaugh. Second by Robert Garcia

Motion passed unanimously

b. SL Street Tree Maintenance Program

Motion to Authorize Legal to look at documents and present proposals

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

Motion passed unanimously

c. Monument Wall Restoration Project

Daron asked to table this subject until the next meeting so more information can be obtained.

Open Forum

Daron Fitch moved to adjourn at 10:03pm

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary