

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

September 19, 2016 7:00PM

West Broward Hall

## In Attendance:

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

## Directors:

Ray Whittier
Rick Collum
Monte Face

## 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**

Charles Dodge provided a presentation on proposed City of Pembroke Pines projects.

Colleen Cheney conducted roll call.

### Motion to excuse Daron Fitch

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

Motion passed unanimously.

### Motion to accept BOD Meeting Minutes of July 18, 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 \$4,123,244.56 in the operating account, \$494,259.97 in the two CD accounts. The CD account at CBB/Stonegate is maturing on 11/1/216 and Vicki is negotiating rates. There is a balance of \$1,332,422.12 in the five Money Market Accounts and a balance of \$1,000,156.52 in the cable escrow accounts.

### Director's Report

Ray Whittier	NIL
Colleen Cheney	NIL
Monte Face	NIL
Rick Collum	NIL
Vicki Minnaugh	NIL

## President's Report

Steve Goldman advised there was a sub association meeting about a neighborhood incident. He reiterated that residents should immediately contact 911 if there is an emergency in the neighborhood; not the Board, not FPI and not Pines Property Management.

## Committee Report

### A) Fining

Andy Asensio provided an update and advised the fining process is being streamlined.

### E) Landscape

Leena Gonzalez provided a recap and submitted her proposed budget for 2017.

Motion to approve estimates #8464, #8462 and #8444 in the amount of \$19,850.00

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

Motion passed unanimously.

### B) Security

Robert Scopa provided a recap and reviewed current statistics.

Corey Bogus from the Miramar Police Department proved a recap. In light of the incidents in NJ/NY, he reminded residents to always observe their surrounds and never hesitate to report any suspicious activity.

He also recommended choosing the opt-out for publication of home addresses on the [voterrecords.com](http://voterrecords.com) website.

Alex from FPI presented the proposal for Traffic Control Services.

John Stevens advised that sub associations could contract individually with FPI, provided language is amended in the FPI contact with SilverLakes.

### C) Cable

John Stevens provided a recap of the status of the Comcast negotiations. He advised that substantial changes were made to the contract and sent to Comcast for review. However, Comcast only sent the contract back the Friday prior to tonight's meeting and none of the changes were accepted. John recommends the cable committee meet with the consultant to insist Comcast negotiate in good faith. He recommends requesting an extension of the current contract with Comcast, with current terms & prices, with a right to change within 90 days if new contract is accepted.

Steve Goldman questioned why the consultant is not more involved. John Steven agreed that the current situation needs to be addressed.

John also advised that AT & T continues to want to install fiber optics in our neighborhood which would require yards and common areas to be dug up and sprinklers and other cables potentially damaged. He advised bonds would need to be in place and SilverLakes property protected before such work should take place.

D) Boating & Lake Committee

De' Barbadaes advised the second annual Lake Clean Up Event will be held on Saturday, September 24th at 10:00am.

F) Community Affairs

Cathy Balenovic provided a recap of community events, contests and current Community Affairs remaining budget balance for 2016.

G) Management

i. PPM approved repairs

Motion to ratify PPM approved expenses, in the amount of \$8,177.54

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

Motion passed unanimously

ii. Paving Project Update

Motion to approve Weekley Asphalt 's overages in the amount of \$39,232.00, with the stipulation of reimbursement for guest parking.

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

Motion passed unanimously

iii. Robert provided a review of SilverLakes Violation Statistics, broken down by community name and number of incidents.

John Stevens advised that Pines Property is training staff to check and report violations for all sub associations of SilverLakes for uniformity. Robert Moses advised this role will no longer be handled by the Property Managers.

Robert also advised that clean up around the monument wall on Pines Blvd, damaged by the truck, will be handled by Waste Pro.

Attorney Report

NIL

Old Business

NIL

New Business

a. The 2017 Draft Budget was presented and reviewed.

b. FPI Speed Detection Proposal was previously discussed.

c. Modification Guidelines-Proposed Dock/Deck Language

Motion to modify dock/deck language in SilverLakes Guidelines

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

Motion passed unanimously

Robert will inform residents of this change via a separate mailing.

d. Ratify Votes

Motion to approve D & O Insurance Policy Renewal in the amount of \$11,483.00

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

Motion passed unanimously

Motion to approve All Florida Appraisal Group's appraisal proposal in the amount of \$750.00.

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

Motion passed unanimously

Open Forum

Discussion concerning a Presidents and Sub Association meeting concerning potential sub association fee increases by Pines Property Management.

An updated Presidents list was requested.

Motion to approve Master Board covering the West Broward Hall rental fee for such meeting.

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

Motion passed unanimously

Motion to adjourn at 8:47pm

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