

Silver Lakes Community Association

A Corporation Not-for-Profit

Board of Directors Meeting

September 9, 2019 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
Robert Garcia

Also In Attendance:

Robert Moses Pines Property Management
John Stevens Counsel for the Association

Board of Directors Meeting - Call to Order

Meeting call to order by President, Steve Goldman at 7:00pm

Colleen Cheney conducted roll call.

Motion to remove items D, E, F for discussion and accept the remaining items on the Consent Agenda.

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

Motion Passes.

Approved Consent Agenda

- a. Approval of Previous Meeting Minutes of 7/22/2019
- b Fining Committee Report
- c. Landscape Improvement Proposals in the amount of \$30,045.00
- g. Treasurer's Report
- h. Director's Report
- i. President's Report
- j. Community Events Recap
- k. 2020 Meeting Dates; 1/27, 3/16, 5/18, 7/20, 9/21, 10/19, 12/7
- l. Ratify PPM Approved Repairs in the amount of \$5, 708.99

Item D, Motion to approve requirement that language be added to violations sent from Sub-Association absolving SilverLakes.

Robert and John advised language differences to be more apparent differentiating between letters from sub's and SL Master Board.

"Please note that the violation referenced in this letter is a violation of the Declaration of _____ Association, a separate legal entity from SilverLakes Community Association, Inc. _____ Association is solely responsible for the contents of this violation and all communication related to this matter should be directed to its attention at _____."

Motion to approve requirement that language be added to violations sent from Sub-Association absolving SilverLakes.

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

Motion passes.

Item E

Motion to Accept Item E, Motion to approve Traffic Agreements with the City of Miramar and Pembroke Pines pending any approved changes to verbiage.

Motion to approve by Robert Garcia. Second by Rick Collum

Discussion.

John Stevens discussed history of Traffic Agreements with the Cities of Miramar and Pembroke Pines and advised it is very challenging to negotiate agreements with the city.

The BOD has agreed to enter into a traffic agreement and John advises this should be done due to the street parking situation.

Daron explained the indemnification clause concern. John explained the police agencies could be added to the SL policy as additional insured.

John advised the language in the Miramar agreement is the language he would also like in the Pembroke Pines agreement. He recommends Pembroke Pines remove 'intentional conduct and gross negligence' in their agreement to mirror the Miramar agreement.

Iris Siple suggested she facilitate a meeting with the City of Pembroke Pines attorney as Robert and John have not heard back.

Ray motioned to table Item E

Motion did not carry

Motion to approve the Traffic Agreements with the City of Miramar and Pembroke Pines, contingent on the amendment of the indemnification agreement language

Further discussion.

Road/street signs may need to be changed once agreements are signed.

Rick suggested letting insurance company know SL will be adding police department as additional insured to SL policy.

Steve advised docs state no street parking for SL. It has not been enforced, but rule has always existed. John explained the parking situation is beyond BOD control as this an issue with the Fire Marshal and the City of Miramar will fine cars that are parked on the street.

Motion to call the Question to sign Traffic Agreements

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

Motion passes.

Item F

Motion to Approve Communication to Sub Association regarding parking enforcement

Motion to approve by Vicki Minnaugh. Second by Robert Garcia

Ray requested discussion.

John explained letter is for Presidents of Sub Boards.

Robert Garcia requested clarification. Verbiage should read 'On Street parking is strictly prohibited'.

John recommends 3x5 cards be sent to residents for educational purposes concerning the parking regulations for a period beyond Oct 15th -Jan 1st.

In January enforcement will be discussed.

Motion passes.

Vicki Minnaugh advised CD's are maturing.

Motion to approve shopping for highest rate for CDs.

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

Motion passes.

Committee Reports

Security

i. Parking Rule Enforcement

Robert Scopa proved a recap.

He reported that at Security Meeting FPI advised that if FPI will be involved in towing cars, an armed security guard will be required and an additional person which will be an additional cost.

Discussion about knowing when Security Meetings are held, responsibilities of FPI, cost of additional FPI agencies.

Management

i. Proposed 2020 Budget

Robert reviewed certain line items of the proposed 2020 budget.

Attorney Report

a. Update: Legislative Bill regarding Tree Removal

John provided a recap.

John advises that more can be discussed once an appellate decision comes down.

Certification for BOD members reminder.

Open Forum

Trash can amendment

Pooled water after paving

Parking

Vegetation in lakes

Roof tiles.

Steve Goldman moved to adjourn at 20:50pm

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

Motion passes.

Meeting adjourned.

Respectfully submitted,

Cathy Balenovic
Director Community Affairs

Colleen Cheney
Secretary