

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

January 6, 2015 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

## Also In Attendance:

Robert Moses	Pines Property Management
Donald 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 7:06pm**

Colleen Cheney conducted roll call.

Election of Officers & Directors for Master board 2015 by John Stevens.

Motion to approve by Ray Whittier. Second by Rick Collum.

Motion passed unanimously.

Motion to accept BOD Meeting Minutes from October 20, 2014

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

Motion passed unanimously.

## Treasurer's Report

Vicki Minnaugh advised there is a balance of \$4,103,469.22 in our operating account, CD accounts: a balance of \$493,626.26, Money Market Accounts: a balance of \$1,141,275.81. Current Year Net Income: \$175,881.70. In Cable escrow, 1,366,569.12.

Discussion concerning length of Comcast contract, annual Comcast increases, bulk rate for residents, details concerning opting out.

Recommendation by resident concerning advising residents about increase in fees.

### Director's Report

Ray Whittier Nil  
Colleen Cheney Nil  
Daron Fitch Nil  
Rick Collum Nil  
Vicki Minnaugh Nil

### President's Report

Steve Goldman reminded residents to be vigilant about items left in cars.

### Committee Report

#### A) Fining

Robert Moses provided an update. Andy Asensio will return in January.

#### B) Security

Ron Hopkins provided an update. He advised there has been a 32% decrease in incidents and a 47% decrease in parking violations.

The Pembroke Pines Police and Miramar Police provided updates. They provided reminders about IRA scams and crimes of opportunity. Non-Emergency numbers were also reiterated.

Recommendation for refrigerator magnets with important numbers will be looked into by Cathy.

#### C) Landscape

Leena Gonzalez provided an update.

Motion to approve estimates #7753, #7754, #7755, and #7756 totaling \$46,700.00.

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

Motion passed unanimously.

Motion to bill resident responsible for vandalism to Boater's Park

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

Motion passed unanimously.

#### D) Community Affairs

Cathy Balenovic provided a recap of Community events and SilverLakes contests and provided the final 2014 Community Events Budget. The remaining balance will be transferred to the 2015 budget as decided at the October 20, 2014 BOD meeting. Information will be provided, and John Stevens will be consulted, for potentially organizing a 2015 Boat Parade for residents. Ongoing publishing issues with Channel#97 and response time from Comcast.

Motion to approve coordination of a free YMCA class at the SilverLakes Community Park after discussion with the YMCA concerning use of park.

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

Motion passed. Steve Goldman opposed.

E) Management

Robert Moses provided updates.

Motion to ratify PPM approved expenses for \$12,790.27

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

Motion passed unanimously.

Discussion concerning exit signs and additional fitness station. Additional information will be provided to the BOD.

Motion to approve Carol Hymson as volunteer to the Color Committee

Motion to approve by Steve Goldman. Second by Ray Whittier.

Motion passed unanimously.

Robert provided paving project updates. Colleen Cheney provided feedback on issues encountered as the first community to be milled and paved. Discussion concerning project.

Motion to collect tow fees for vehicle relocations in Coconut Cove & Sound, due to paving, from asphalt vendor.

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

Motion passed unanimously.

Attorney Report

John Stevens thanked the BOD.

New Business

A) Motion to approve Community Pool Cabana Repairs by H & H for \$9,075.00.

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

Motion passed unanimously.

B) Motion to approve Gazebo Painting and Repairs for by Raymond Balzer for \$7,675.00.

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

Motion passed unanimously.

C) Motion to ratify Soil Testing by Dynatech and Insurance Policy Renewals

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

Motion passed unanimously.

Open Forum:

Discussion concerning negative experience dealing with Mack, Mack & Waltz by Enclave residents.

Discussion concerning commercial leasing signs. Robert Moses will provide more information.

Motion to adjourn at 8:38pm

Motion to approve by Ray Whittier. 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