

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

May 20, 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, Steven Goldman at 7:00pm

Colleen Cheney conducted roll call.

## Consent Agenda

- a. Approval of Previous Meeting Minutes of 3/18/19
- b. Fining Committee Report
- c. Landscaping Improvement Proposals: #9423, #9404, #9405 in the amount of \$27,700.00
- d. 040050-Wilkins-Ratify Approved Variance to Remove Window
- e. Universal Color Scheme
- f. City of Miramar-Right of Entry Agreements for Hurricanes
  - i. Authorization to Enter into an Agreement with Pembroke Pines once provided.
- g. Phase I Paving-Warranty Inspection
- h. Approval to repair solar lights along 178th Ave-Caro Electric
- i. SLCA Hurricane Preparedness Manual and Pre/Post Hurricane Communication
- j. Monument Wall Restoration Project
- k. Volleyball Replacement Proposal
- l. Motion to Appoint Committee to discuss Garage Can Storage Options
- m. Ratify PPM Approved Repairs.

Motion to approve the Consent Agenda after removing Items D, F, J and L

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

Motion passed unanimously.

Vicki Minnaugh thanked Terrie Allison for her participation as the Chairman of the Color Committee. Universal Color Schemes have been chosen and residents who have been waiting to repaint their homes will be advised. There are 60 different color schemes.

Item D from the Consent Agenda.

Robert advised a resident is closing a window for a kitchen remodel.

Motion to approve Removing a Window

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

Motion passed unanimously.

Item F from the Consent Agenda.

The Association is being asked to provide a Right Of Entry from the City of Miramar, prior to named storms, so that hurricane debris can be removed from communities, if necessary. The City of Miramar requires this to be recorded and done in advance. Robert will see if the City of Pembroke Pines has the same directive.

Motion to approve Right of Entry Agreements for Hurricanes with the Cities of Miramar and P.P.

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

Motion passed unanimously

Item J from the Consent Agenda

Bids presented for replacing logos and letters on all 132 SL walls.

Motion withdrawn. Better prices and warranties needed.

Item L from the Consent Agenda

Daron discussed accommodating residents to keep trash bins behind hedges and not in garages.

Steve recommended forming a committee with all homes styles represented to discuss.

Motion to form a committee to discuss Garbage Can Storage Options.

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

Motion passed unanimously

Treasurer's Report

Vicki Minnaugh advised there is a balance of \$5,666,565.07 in the operating account, \$495,962.79 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 \$1,355,781.70 in the five Money Market Accounts and a balance of \$1,715,143.25 in the BB&T Escrow Account with interest paid of \$1,974.08.

Motion to move \$214,846.61 into the Cable Subsidy Account

Motion to approve by Daron Fitch. Second by Robert Garcia.

Motion passed unanimously.

John Stevens recommends withholding next cable payment until Comcast meets with SL to resolve outstanding issues.

Director's Report

Ray Whittier	NIL
Colleen Cheney	NIL
Robert Garcia	NIL
Daron Fitch	NIL
Vicki Minnaugh	NIL

## President's Report

Steve Goldman remarked on the number of committees/ BOD attendance.

John Stevens advises the BOD they should try their best to avoid committee/Sub BOD meetings as to not give the impression of Master BOD involvement. Robert needs to be advised when a Master BOD member will participate/attend a meeting.

## Committee Report

### A) Fining

Nil-Harvey Harris absent

### B) Security

Robert Scopa provided a recap.

FPI-NIL

A resident voiced concern about the speeding through SL. Steve reiterated main roads do not fall under the jurisdiction of SL and the Police need to be contacted.

### C) Lake & Boat

De' Barbadaes absent.

A resident voiced concern about the installation of floating docks perhaps not being properly installed. Robert can verify approvals with the property addresses.

### D) Landscape

Leena Gonzalez provided a recap.

### E) Modification Committee

NIL

### F) President's Committee

NIL

### G) Community Affairs

Cathy Balenovic-absent

Robert Moses read a recap of events and current budget provided by Cathy.

### H) Management

NIL

## Attorney Report

John Stevens advised SilverLakes was contacted by the City of Miramar. Parking on the streets is a violation of Florida Fire Safety Code and SL can be fined \$15,000 per vehicle parked in the street. Meetings were attended with the City Attorney, Fire Chief and Inspector. The City of Miramar is insistent SL ban on-street parking. These are criminal violations. This will come down the pike in a few months. Parking in garages and driveways will be the only option for residents. The City of

Miramar viewed hundred of complaints from SL residents via Next Door. Currently, The City of Pembroke Pines allows on-street parking. On-Street parking will be subject to the ordinances of the city in which residents reside and be subject to enforcement by that city.

Residents will receive letters with the above information when this goes into effect.

Daron Fitch advised the cities have wanted SL to sign an indemnification clause with a traffic enforcement agreement which has been avoided for liability reasons. John Stevens also advised our signs are not up to city codes and speed bumps are a violation. SL could potentially be liable for millions of dollars.

Old Business

NIL

New Business

NIL

Open Forum

A resident voiced concern about SL covenants. The SL voting process was explained.

The BOD will remain after close of meeting to consult on a violation issue.

Motion to adjourn at 8:34 pm

Motion to approve by Robert Garcia. Second by Daron Fitch.

Motion passed unanimously.

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary