

# Silver Lakes Community Association

*A Corporation Not-for-Profit*

Board of Directors Meeting

July 15, 2013 7:00PM

West Broward Hall

## **In Attendance:**

Steven Goldman     President  
Daron Fitch        Vice President  
Vicki Minnaugh    Treasurer  
Colleen Cheney    Secretary

## **Directors:**

Ray Whittier  
Juan Fernandez  
Rick Collum                      *absent*

## **Also In Attendance:**

Deborah Lisiewski     Pines Property Management  
Donald Neuman        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 7:05pm**

Colleen Cheney conducted roll call.

Barry Fink presented 2012 audit update and answered questions.

John Stevens advised the HOA must complete a new form for the DBPR. The form can be filed online and needs to be submitted by the end of November.

## **Motion to accept 2012 Certified Financial Audit**

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

Motion passed unanimously.

## **Motion to waive the reading of the BOD Meeting Minutes from May 20, 2013**

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

Motion passed unanimously.

## **Motion to approve BOD Meeting Minutes from May 20, 2013**

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

Motion passed unanimously.

### Treasurer's Report

Vicki Minnaugh advised there is a balance of \$3,610,771.05 in SilverLakes' operating account. CD's: CD-Met Life has a balance of \$253,139.12. CD-Community Bank has a balance of \$250,354.65 for a total of \$503,493.77.

Money Markets at Banco Popular: MM#1 \$93,316.93, MM#2 \$279,849.14, MM#3 \$192,924.43, MM#4 \$251,904.60 for a total of \$817,955.10.

Current Year net Income \$266,762.54.

### Director's Report

Nil

### President's Report

Steve Goldman thanked FPI for meeting with residents concerning parking.

### Committee Report

#### A) Security

In Ron Hopkin's absence, Art Ganz provided a brief recap.

#### B) Fining

Andy Asensio advised that for April, May and June 2013, 1354 homeowners were cited, 26 attended hearings, 92 were granted extensions, 755 were in compliance, 481 were sent \$1000 letters, 90 were sent to the attorney, and 96 are bank owned foreclosures.

#### C) Landscape

Debbie Lisiewski presented in Leena Gonzalez's absence.

Discussion concerning City of Miramar-Jill Cohen advises that palms are no longer allowed in swales. Existing palms can remain, but any new trees or replacement trees must be Live Oak or Clusia planted from now on in swales. Debbie will check guidelines for the City of Pembroke Pines

#### Motion to approve Clusia for planting in Swales.

Motion to approve by Daron Fitch. Second by Ray Whittier

Motion passed unanimously.

#### D) Community Affairs

Cathy Balenovic provided recap of Community events and SilverLakes contests.

#### E) Management

Deborah Lisiewski provided update on light situation on Pembroke Road. A claim will be filed with FPL for reimbursement.

Discussion concerning parties by the Community pool and pool lights being removed .

#### Motion to approve two permanent signs for the pool stating pool is for residents only and no parties

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

Motion passed unanimously.

Steve Goldman proposed moving Item 7, Attorney's Report, to the end of the agenda.

### Old Business

John Stevens provided recap and answered questions on Rental Agreement for SilverLakes.

John will incorporate Board's feedback and have final doc's at the September 16th Board meeting.

### New Business

#### A) Paving engineer

John Stevens to review bids. To be discussed at September's Board meeting.

#### B) Christmas Lights

Motion to approve Holiday Lights and Bows for \$64,699.75.

Motion to approve by Daron Fitch. Second by Ray Whittier.

Motion passed unanimously.

Motion to approve Banner Installation for \$3,264.80.

Motion to approve by Daron Fitch. Second by Ray Whittier.

Motion passed. Vicki Minnaugh opposed.

Debbie will look into whether banner height can be readjusted.

#### C) Cut out coupons for Ripples

Motion to approve one cut out coupon per edition.

Motion to approve by Juan Fernandez. Second by Ray Whittier.

Motion passed unanimously.

#### D) December Holiday Event

Motion to approve Holiday Bazaar, Pictures with Santa, Carolers and Snow Cones

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

Motion passed unanimously.

Toy Drive also suggested and craft-making for children.

#### E) Landscape Estimates

Motion to approve Estimate #7163 for \$10,175.00, #7164 for \$3,950.00 and #7150 for \$1,250.00

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

Motion passed unanimously.

Attorney's Report

John Stevens provided update on committee.

Motion to enter into negotiations with Pines Property, Everglades Landscaping and Pro Trees.

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

Motion passed unanimously.

Motion to share specifics of all proposals with BOD via individual conversations with John Stevens

Motion to approve by Daron Fitch. Second by Juan Fernandez.

Motion passed. Ray Whittier opposed.

John Steven and Don Neuerman provided update on FPL issued credits and readjusted billing.

Motion to adjourn at 9:24 pm

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

Meeting adjourned.

Respectfully submitted,

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Cathy Balenovic  
Director Community Affairs

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Colleen Cheney  
Secretary