

SAPPHIRE SHORES RECREATIONAL ASSOCIATION
www.sapphireshores.org

**MINUTES OF THE BOARD OF DIRECTORS
COMMUNITY MEETING**

June 21, 2010

Location: SW Regional Library conference room, Pembroke Pines, Fla. 33029

In attendance: Ana Rueger, President
Steve Damman, Vice-President
Dennis Feltgen, Secretary
Nelson Crespo, Director of Community Affairs;

Maria Kopel, Pines Property Management Co.
Corey Bogus, Resource Officer, Miramar Police Department

Number of community residents in attendance: 16

Old Business:

- Meeting called to order at 6:30 pm EDT by SSRA President Ana Rueger
- Minutes from previous meeting (December 10, 2009) previously approved.

New Business

Police Patrol Contract

A discussion took place regarding the retention and funding of the added police patrols of the Sapphire Shores community by Miramar Police. In January 2009, the Silver Lakes Master Board, despite the majority objection by the area communities, canceled its contract with Miramar Police, hiring Kent Security to patrol all of its Miramar communities. Kent Security has an observational patrol role with no arresting authority. As a result, statistics of public record showed an increase in crime in Sapphire Shores in 2009. In an effort to curb this trend, the SSRA Board of Directors entered into an agreement in April 2010 with Miramar PD to add extra Miramar polices dedicated solely to Sapphire Shores.

Officer Corey Bogus explained that since the patrols began in April, crime has remained flat or decreased in the community, despite a 13 percent overall increase in crime in

Miramar. He added that the Sapphire Shores Community is especially vulnerable to crime due to its non-gated easy access and proximity SW 172nd Avenue.

However, Ana Rueger explained that the Sapphire Shores cash reserves cannot maintain the funding of the added police patrols. The Board members discussed the feasibility of a special assessment to raise the Sapphire Shores dues by \$5 per month per home. The Pines Property Manager noted that an assessment can be done only by the approval of a two-thirds majority of all homeowners in the community.

It was agreed that a proxy will be developed to send out for a vote on the issue. Per SSRA by-laws, those homeowners who do not return the proxy would be considered a “no” vote. Several residents indicated they would knock on doors of those homeowners who do not return the proxies to make certain it is their true intention, and not an oversight.

Amend the By-Laws to Screen New Tenants

With a number of homes in the Sapphire Shores community in financial distress, owners have rented their respective home to stave off foreclosure. However, there is no screening process of renters in place, which has resulted in renters that would otherwise not have been approved had they been purchasing the home.

A proposal was made to amend the Sapphire Shores by-laws to require perspective renters to have, and pay for, a background and credit check performed by an outside agency. The Pines Property Manager will provide the results to the Sapphire Shores Board of Directors for consideration. If the perspective renters move in without written approval by the Board, the homeowner will be sent to the Fine Committee Meeting to resolve the issue. If it is not resolved, the issue will be sent to the attorney. The Board has the right to begin an eviction process through the attorney.

This amendment requires a two-thirds majority vote by all homeowners in the community. A proxy will be developed to send out.

Collection Process

Secretary Dennis Feltgen asked the Pines Property Manager Maria Kopel what procedure is in place to collect the more than \$19,000 owed to Sapphire Shores by 15 separate accounts (homeowners). Kopel explained that Pines Property Management has a collection department, primarily to assist those homeowners behind in their maintenance dues before legal action is taken. A demand letter with a fee of \$100 is sent to the homeowner, who has 45 days to respond. Afterward, a lien is placed on the property.

Overnight Parking

Vehicles are NOT permitted to park on the street overnight. Violations will result in a ticket by Miramar Police. Parking is permitted only on the driveway or the apron in front of the driveway.

Pool Fence Reinforcement

A proposal was made to reinforce the metal fence surrounding the pool by adding two horizontal bars to the existing vertical bar fencing, making it extremely difficult for vandals to break the fence and enter the pool area. It will also result in considerable cost-savings for the community by reducing or eliminating on-going repairs. The proposal was accepted and the reinforcement will be made.

Crime Watch

A proposal was made for a neighborhood Crime Watch, which has been successful in other area communities. Several residents present at the meeting volunteered to help organize the effort and were provided contact information for the program by Officer Corey Bogus of Miramar Police. Organization of the Crime Watch should begin this summer.

Open Forum:

- Possibility of having a consulting firm that would review the budgeting of Sapphire Shores for cost-effectiveness.
- Comcast Cable was directing homeowners to Pines Management in order to upgrade their cable delivery for digital reception (which is not correct).
- Pines Property Management Office representative Maria Kopel informed meeting attendees that the contract with Comcast Cable will be up for renewal. Homeowners should receive a letter advising of the option to opt out. If the option is taken, the homeowner cannot opt back in.
- The possibility of adding more speed humps in the community.
- Using the "Guest Parking" as "Overflow" parking.

Adjournment

The meeting was adjourned at 7:55 pm EDT.

Recorded and submitted by:

Dennis Feltgen

Secretary, Sapphire Shores Recreational Association
Miramar, Florida