

SAPPHIRE SHORES RECREATIONAL ASSOCIATION

www.sapphireshores.org

MINUTES OF THE BOARD OF DIRECTORS COMMUNITY MEETING

May 19, 2011

Location: Sapphire Shores Community Pool, Miramar, Fla., 33029

BOD Attendance: Steve Dammann, President
Anna Rueger, Vice-President
Dennis Feltgen, Secretary
Will Scott, Treasurer
Nelson Crespo, Director of Community Affairs

Others:

Maria Kopel, Pines Property Management Co.

Corey Bogus, Resource Officer, Miramar Police Department

Community residents present: 24

Call to Order:

The meeting was called to order at 6:30 p.m. EDT by SSRA President Steve Dammann

Old Business:

Renter Screenings

A proposal was made at the July 2010 community meeting to amend the by-laws to require perspective renters to have a background check performed by an outside agency before being permitted to rent a home in Sapphire Shores. This background check would include criminal check, a credit check, and current employment status. The homeowner or the renters would pay the cost of the background check.

The Pines Property Manager would provide the results of the background check to the Sapphire Shores Board of Directors for consideration. If the perspective renters move in without written approval by the Board, the homeowner would be sent to the Fine Committee Meeting to resolve the issue. If it is not resolved, the issue would be sent to the attorney. The Board would have the right to begin an eviction process through the attorney.

Steve Dammann stated that, in order for the rental screening process to be successful, each block of the Sapphire Shore community will require having one or two “block captains” who would watch for mover activity on their respective block and report such activity to Pines Property Management for follow-up and investigation. A sign-up sheet was passed around for “block captain” volunteers.

Maria Koppel of Pines Property Management will work with the attorney within one week to draft a letter to residents, asking for a yes or no vote on the proposal to amend the SSRA charter to add the rental screen guidelines. It will take “50 percent plus one” of the homeowners to pass. Volunteers, including members of the Sapphire Shores Board of Directors, will go door-to-door in the near future to obtain the signatures.

New Business:

Community Crime

Miramar Police Officer Corey Bogus provided an update on the crime activity in the Sapphire Shores community. There have been three incidents in our community for the period January-May, 2011. This compares to 11 incidents during the same period last year.

The prime time for crime in our community is between 9 a.m. and 2 p.m. daily. A commonly-used burglary method is for someone to knock on the door, asking for someone by random name. If there is no answer, the burglar knows the home is unoccupied. Officer Bogus recommended the homeowner call 911 if this occurs.

He also recommends:

- Locking the door between the garage and the house.
- Locking your car when parked outside of the garage.
- Do not keep a garage door opener in the car that is parked in the driveway.
- Keep shrub heights to three feet or lower.
- Keep outside lights on at night.
- If you see any suspicious activity, call 9-1-1.

Information on crime activity in the area (Zone 9) is found at www.miramarpd.org

Budget

Anna Rueger provided the state of the budget for Sapphire Shores. It is currently in the black, with two foreclosures in the neighborhood at this time.

She stated that several street lights in the neighborhood are not operating, asking residents to report the outage directly to FPL, using the ID number for each street light located on the pole itself.

New Silver Lakes Ruling

The Silver Lakes Master Board has amended its by-laws, providing the authority to Silver Lakes to evict those tenants in the community who are in continual violation of the rules and thus creating a nuisance.

Neighborhood CrimeWatch

Will Scott explained the procedure for establishing a Community Watch Program in Sapphire Shores. A sign-up sheet for volunteers was passed around to those in attendance, and they will be contacted for follow-up in a few weeks.

Pool Repairs

The community swimming pool is in need of serious repairs, including refinishing. The Sapphire Shores Board of Directors has obtained three bids for the job and will make a decision regarding which company later this year will perform the work and at what cost.

Maria Koppel will work with the attorney within one week to draft a letter to homeowners, asking if they would prefer to have a one-time special assessment for the pool repair cost or to have the cost staggered over four quarter periods next year as part of the SSRA operating budget. It will take a two-thirds majority of homeowners to pass the special assessment. Signatures will be collected at the same time by the same volunteers who will be collecting the signatures for the renter screening proposal.

Open Forum

A question was asked regarding the rules concerning vehicles blocking the sidewalk, forcing pedestrians into the street. Maria Koppel stated it is against the law, and to call the police to have the vehicle ticketed.

Adjournment

The meeting was adjourned at 8:00 p.m. EDT

Recorded and submitted by:

Dennis Feltgen
Secretary, Sapphire Shores Recreational Association
Miramar, Fla.