

# SAPPHIRE SHORES RECREATIONAL ASSOCIATION

[www.sapphireshores.org](http://www.sapphireshores.org)

## MINUTES OF THE BOARD OF DIRECTORS SPECIAL COMMUNITY MEETING

**August 29, 2011**

Location: Southwest Regional Library  
First floor auditorium  
16835 Sheridan Street  
Pembroke Pines, FL 33029

Member of the SSRA Board of Directors in attendance:

Steve Dammann, President

Dennis Feltgen, Secretary

Will Scott, Treasurer

Others:

Maria Kopel, Pines Property Management Co.

Brian Goldwyn, Esq., Attorney for the Silver Lakes Community

Corey Bogus, Resource Officer, Miramar Police Department

Community residents present: 15

### **Call to Order:**

The meeting was called to order at 6:35 p.m. EDT by SSRA President Steve Dammann

### **Old Business:**

None

### **New Business:**

***Counting of votes for proposal to screen renters in the community.***

### ***Background:***

A proposal was mailed in late July to all active homeowners 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.

***Vote result:***

Of the 327 homes in the Sapphire Shores Community, 119 ballots were returned. While the vote was overwhelming in favor (104 to 15) of the proposal, the number of ballots returned did not represent two-thirds of active homeowners. Thus, the proposal did not pass.

A motion was made by Steve Dammann to have the SSRA by-laws amended from the current two-thirds to a 30 percent of active homeowners. Will Scott seconded the motion, and the motion was passed unanimously. There will be a door-to-door campaign in September to obtain the necessary signatures for this amendment change.

***Counting of votes for special assessment to repair the community pool.***

***Background:***

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, at cost of \$28 per home.

A proposal was mailed in late July to all active 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.

***Vote result:***

Of the 327 homes in the Sapphire Shores Community, 119 ballots were returned. The majority was in favor (85 to 34) of having the cost staggered over four quarters in 2012. Due to the number of ballots returned having not represented two-thirds of active homeowners, the proposal did not pass.

However, SSRA by-laws permit a cost to be included as a line-item cost in the annual operating budget. Thus, a \$7 per quarter charge will be included in the 2012 budget and will be removed at the end of that year.

***Crime:***

Miramar Police Officer Corey Bogus explained that there continues to be problems with non-residents of Sapphire Shores using the community pool. This is unlawful trespassing. If you observe this to be occurring, do not confront the violators. Call Miramar police at 954-765-4321.

***Adjournment***

The meeting was adjourned at 7:40 p.m. EDT

*Recorded and submitted by:*

Dennis Feltgen

Secretary, Sapphire Shores Recreational Association

Miramar, Fla.