

SAPPHIRE SHORES RECREATION ASSOCIATION, INC

www.sapphireshores.org

MINUTES OF ELECTION AND COMMUNITY MEETING November 7, 2011

Location: Southwest Regional Library
2nd floor
16835 Sheridan Street
Pembroke Pines, FL 33029

Members of the SSRA Board of Directors in attendance:

Steve Dammann, President

Will Scott, Vice-President

Dennis Feltgen, Secretary

Others:

George Prieto, Pines Property Management Co.

Michael Villarosa, Attorney at Law for the Silver Lakes Community

Corey Bogus, Resource Officer, Miramar Police Department

Community residents present: 14

Call to Order:

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

Election:

No quorum was present nor achieved via proxy vote. Therefore, the 2011 Board of Directors will roll over to 2012.

The Election meeting was closed at 6:40 p.m. EST.

Call to Order:

The Community Meeting was called to order at 6:40 p.m. EST by SSRA President Steve Dammann.

Old Business:

Minutes of previous meeting

The minutes of the Special Community Meeting held on August 29, 2011, were approved and are posted on the Sapphire Shores website.

2012 Budget item

A line-item charge of \$7 per quarter per household has been added to the 2012 Sapphire Shores operating budget to cover the cost of repairing the community pool. This is permitted

under the by-laws of the SSRA Board of Directors (BOD). The charge will be removed from the 2013 budget.

Pool repair

The community pool will be closed for two weeks beginning January 2, 2012, for the pool to be repaired with a new diamond-bright.

Change to Sapphire Shores Declaration

The Board of Directors asked Michael Villarosa, Attorney at Law for the Silver Lakes Community, for a status on the necessary paperwork to facilitate a change to the Sapphire Shores Declaration that would permit changes to the Declaration with a 30 percent participation of homeowners instead of the current two-thirds. Villarosa stated that the BOD will have the paperwork in hand within two weeks. Once received, a door-to-door campaign will be arranged by the BOD to obtain the necessary two-thirds vote to the change the Declaration.

Neighborhood CrimeWatch

An organizational Neighborhood CrimeWatch meeting occurred this past August at the Miramar Police substation, but only seven Sapphire Shore residents were in attendance. This is not enough participation for a successful CrimeWatch, as there are not enough block captains or a balanced location of residents. The BOD will attempt another organizational meeting early next year to take place at the community pool.

New Business:

Crime

Miramar Police Officer Corey Bogus explained that the Sapphire Shores Community was in "pretty good shape", with a total of 12 offenses committed so far in 2011, down from last year. Bogus reminds residents to be vigilant.

Overnight parking continues to be problem in the community, as Silver Lakes' by-laws clearly state that vehicles can only be parked overnight on the driveway or apron, not on the street, swale or grass. Parking is not allowed anytime on the double yellow-lined curves. Violations will result in a ticket. If you see a problem with this or any other incident, call the non-emergency number of Miramar Police at 954-765-4321.

Officer Bogus reminds residents that it is illegal to make a left turn from northbound 172nd Avenue on SW 23rd street during posting school zone hours in the morning and afternoon. Warnings have been given in recent weeks, but tickets will now be issued to violators.

He added that vehicles must have current tags, regardless of where they are parked. Violations will result in a ticket and a tow.

He also noted that if you witness a drug exchange, or suspect drug activity that is clearly visible, then send an e-mail to him at cbogus@ci.miramar.fl.us. He will notify the Miramar Police Narcotics Unit.

Christmas Lights

Steve Dammann explained that, in the past, residents of Sapphire Shores have not offered any assistance to the BOD in placing Christmas lights on the median near the front

entrance to the community. The BOD will solicit three bids this week to have a company set-up and take down the lights. New LED lights will be used. Funds will come from any surplus in the budget.

White Fly Infestation

As with many other locations in South Florida, Sapphire Shores has an infestation of white flies, which destroy palm and ficus trees. Steve Dammann explained that there are pest-control companies that will spray for the flies, and there are over-the-counter pesticides that will solve the problem, too. Residents must maintain their trees, or will receive a violation from Pines Management.

Note that no solicitation is permitted in the community, and the BOD does not endorse any particular company. If a vendor comes to your door, send him away and call FPI Security.

Pines Property Management

George Prieto stated his goal to make improvements in the community. Routine inspections are made to insure this. Now that the dry season is here, rooftops will be targeted in his inspections, as they should be pressure-cleaned to be free of mold. He added that he is willing to work with any homeowner on any issue. The best way to reach him is via e-mail, George@pinespropertymanagement.com

New BOD addition

The Sapphire Shores Board of Directors welcomes Andrea Mendez, who has volunteered to serve as the Sapphire Shores Board Treasurer.

Open Forum

An issue was raised concerning a lack of communication in the Pines Property Management Office, with one office member stating information known to be incorrect. George Prieto stated he would follow up on this issue.

Another concern was raised regarding those residents who place their Miramar trash container onto their neighbor's swale for pickup. George Prieto stated this is not permissible. If the violator refuses to comply, the Pines Property Management office will send a violation letter.

Adjournment

The meeting was adjourned at 7:45 p.m. EDT

Recorded and submitted by:

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