

SAPPHIRE SHORES RECREATION ASSOCIATION, INC

www.sapphireshores.org

Minutes of Community Meeting May 2, 2013

Location: Miramar Police Auxiliary Office

2013 SSRA Board of Directors –

In attendance:

Steve Dammann - President

Bill Seppanen - Vice-President

Dennis Feltgen – Secretary

Nelson Crespo – Director of Community Affairs

Not in attendance:

Andrea Mendez – Treasurer

Others present:

George Prieto, Pines Property Management Co.

Colleen Cheney, Sapphire Shores representative to the Silver Lakes Board of Directors

Officer Corey Bogus, Miramar Police Community Resource Officer

Community homeowners present: 4

Call to Order:

The Community Meeting was called to order at 7:00 p.m. by SSRA President Steve Dammann.

Old Business:

Minutes of last meeting:

The minutes of the SSRA Community Meeting held on November 27, 2012, and posted on the Sapphire Shores website, were approved.

Financial status:

George Prieto reports there is \$45,490.87 in the operations account and \$30,422.14 in reserve CDs. All receivables are up to date.

Steve Dammann asked how many homes in the Sapphire Shores community are in bank foreclosure. George Prieto will provide that information to the SSRA BOD.

Tot Lot:

Steve Dammann explained that the tot lot project has been completed. The old equipment had to be removed as it was out of compliance and would cost between \$11k and \$25k to replace. The sand has been replaced with soil and has been sodded. Sprinklers are set up for regular irrigation. Two picnic tables and a trash can are being added. Signage is being prepared for posting, with the same rules as those for the pool to be in effect for the tot lot.

Crime:

Officer Corey Bogus provided the crime stats for Sapphire Shores during the past year. Most noticeable was the lack of crime during the month of April. Bogus attributes this to two suspects now out of the home in the 2200 block of SW 175th Avenue, and two other suspects out of the home in the 1800 block of SW 173rd Avenue.

However, homeowners must remain vigilant. If you see anything suspicious, call 911. You can remain anonymous.

Officer Bogus informed the meeting attendees that Miramar PD cannot write parking and speeding tickets inside the Sapphire Shores community at this time due to a lack of a proper agreement between Miramar Police and Silver Lakes agreement that must include insurance coverage for such action. This lack of an agreement was declared unacceptable by the Sapphire Shores BOD. (Silver Lakes representative) Colleen Cheney was instructed to follow up on this and help expedite a successful resolution.

Screening and background check of renters:

Colleen Cheney was asked to provide an update on the request made earlier this year to the SSRA BOD regarding background checks for renters. This is a direct effort to reduce the incidence of crime in the community.

(Background)

The current rules state that anyone wishing to purchase a home anywhere in the Silver Lakes district, or rent with an option to buy a home, must undergo a background check (criminal, financial and employment) and subsequent approval by Silver Lakes. However, there is no required background check for anyone who rents a home in that same district. Of the 39 Silver Lakes communities, only three have a rental agreement. Those 3 communities' agreements are varied – One does not permit renters at all and the other two have set up their own rental screening committees and enforcement.

The Sapphire Shores BOD, in an e-mail to Colleen Cheney on January 17, 2013, formally requested that an amendment to the Silver Lakes by-laws be made to the disparity. The proposal would require potential renters to go through a background check that would include a criminal check, 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 respective Silver Lakes subdivision Board of Directors for consideration and approval. If the prospective renters move in without written approval by the Board, the homeowner would be sent to the Pines Property Management 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.

Colleen Cheney said she addressed the rental agreement screening process to the Master Board at the April 8th board meeting. There was a lot of discussion but no resolution, so she will take the issue to the Silver Lakes Presidents' meeting on May 6.

New Business

Steve Dammann offered a motion to spend up to \$1500 to landscape the tot lot picnic area. The motion was passed.

Open Forum

-A question was asked concerning trees in a neighbor's yard that are encroaching into your own yard. George Prieto explained that it is legal for you to trim the trees along the fence line.

-Another question was in regard to barking dogs. Officer Bogus explained that barking dogs are not permitted, particularly between 11 p.m. and 7 a.m. If it is a problem, contact Miramar Police and the officer can do code enforcement.

-There is a color palette for painting driveways. It is the base color of the house, or grey. Contact Pines Property Management with questions.

-It is never permissible to block a mailbox. Your mail and that of your neighbor will not be delivered, and you could be ticketed.

-Regarding broken concrete in the sidewalks due to roots from the swale trees, the homeowner is responsible for the repair. If you wish to replace the tree, the City of Miramar has a list of permissible trees. No palms are permitted, but those that are there now have been grandfathered in. When replacing a tree, a permit and plan must be submitted to Pines Property Management.

-There is a seven year plan to repair the asphalt in the communities. Neighborhoods are graded on need, and an engineer will be hired to determine that need. No assessment will be made to homeowners as the money is in the reserve.

Adjournment

The meeting was adjourned at 8:07 p.m. EDT

Recorded and submitted by:

Dennis Feltgen

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