

SAPPHIRE SHORES RECREATION ASSOCIATION, INC

www.sapphireshores.org

MINUTES OF ELECTION AND COMMUNITY MEETING December 1, 2014

Location: Southwest Regional Library
Room 225
16835 Sheridan Street
Pembroke Pines, FL 33029

Members of the SSRA Board of Directors in attendance:

Steve Dammann – President

Carlos De La Cruz – Vice President

Dennis Feltgen – Secretary

Igor Byczkowski – Treasurer

Nelson Crespo - Director of Community Affairs

Others:

George Prieto, Pines Property Management Co.

Community residents present: 11

Call to Order:

The election meeting was called to order at 6:34 p.m. by SSRA President Steve Dammann

Election:

No quorum was present nor achieved via proxy vote. Therefore, the 2014 Board of Directors will roll over to 2015.

The Election meeting was closed at 6:35 p.m.

Call to Order:

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

Old Business:

Minutes of previous meeting

The minutes of the SSRA Community Meeting held on August 12, 2014, and posted on the Sapphire Shores website, are approved.

No SilverLakes representation

It is noted by the BOD that, once again, the Silver Lakes Master Board representative to Sapphire Shores – Colleen Cheney - is not in attendance. This is unacceptable.

Crime in Sapphire Shores

Miramar Police Officer Corey Bogus stated, via e-mail, that the Sapphire Shores Community has not experienced any significant crime incidents since the car break-ins in August – and the person responsible for those crimes was apprehended. Bogus credits this to the vigilance of both residents and the SSRA Board. If you see anything suspicious anywhere in the community, call 9-1-1. You can remain anonymous.

Trash in parking areas

In its last meeting, the BOD agreed to spend an additional \$25 per week to the mowing vendor to clean up any trash in the overflow parking areas each week. The results have been positive and the effort will continue.

Holiday lights at front entrance

The BOD entered into a three-year agreement with a vendor to install, maintain and uninstall holiday lights at the front entrance. The lighting was installed in early November, but two of the trees are no longer lit. The terms of the agreement dictate the vendor must respond within 24 hours and repair within 72 hours. Neither of these terms were met, and the vendor is now in breach of contract. George Prieto will contact the vendor to resolve the issue.

Parking and moving violations

There is still no agreement in place between the Silver Lakes Master Board and the Miramar Police Department to permit MPD to ticket vehicular violators in Sapphire Shores and the remaining Silver Lakes communities in Miramar. MPD is demanding a \$1 million insurance policy, to which the Silver Lakes Master Board is balking.

The back and forth between the respective legal counsel is now in its third year. The lack of an agreement was declared, again, unacceptable by the Sapphire Shores BOD. The BOD will move forward in seeking alternative measures, which will include the media.

Commercial vehicles

No commercial vehicles can be parked in the overflow lots or on the street. Those currently in violation are receiving a non-compliance letter from Pines Property Management. Fines will be imposed for continued violations.

Cameras at pool area

The BOD has agreed to purchase a new DVR and cameras to upgrade the surveillance and recording equipment at the pool area. George Prieto will garner at least two bids, and a decision will be made by the BOD.

Additional speed humps

Sapphire Shores has been notified that its streets will be repaved soon. The BOD and Pines Property Management will work with the contractor to replace the nine speed humps currently in place when the repaving occurs. It will also work with the City of Miramar to add more speed humps at that time, up to the maximum permitted by zoning laws (speed humps must be 500 feet apart).

New Business:

2015 Budget items

-Igor Byczkowski stated that the financial status of the Sapphire Shores budget is sound.

-The 2015 Sapphire Shores budget will include a small hike in quarterly dues by homeowners to fund dedicated security at the pool.

Dedicated security at pool area

Due to continued and costly vandalism, the use of the pool by non-residents and unattended youths, the BOD has hired a security company outside of FPI Security to provide dedicated security at the pool area. The security guard will, among other duties, check the ID and address of those wishing to use the pool area. The guard will be present on each weekend of the summer months and a floating day during the week, as well as during spring break, Christmas

break, and three-day holiday weekends (Memorial Day, 4th of July, Labor Day). A flyer will be sent in April to all residents, advising them that a key and drivers license is necessary to enter the pool area. Failure to comply with pool rules will result in the summoning of Miramar police.

Open Forum with homeowners

-Several residents complained of dogs defecating in their yards, even with the owner standing there. It is a Broward County law, and also part of the Silver Lakes by-laws, that all owners must clean up after their dogs. The BOD recommends that a picture of the incident be sent to George Prieto, who will then send a violation notice. Or, call Broward County Animal Control.

-A resident complained that Comcast is refusing to stop billing her for a bundle (Internet, Phone, Cable), even though she is no longer using the service. Comcast claims it is in the SilverLakes by-laws. However, George Prieto stated that the residents only need to pay for basic cable. George will work with the resident to clear up the matter with Comcast.

Adjournment

The meeting was adjourned at 7:25 p.m.

Recorded and submitted by:

Dennis Feltgen
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