

**SAPPHIRE SHORES RECREATION ASSOCIATION, INC**  
**www.sapphireshores.org**

**MINUTES OF BOARD OF DIRECTORS MEETING**  
**January 27, 2016**

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

**Call to Order**

The meeting was called to order at 6:33 p.m. EST by Sapphire Shores Recreation Association (SSRA) Board of Directors (BOD) president Steve Dammann

Members of the SSRA BOD in attendance:

Steve Dammann - President  
Dennis Feltgen - Secretary  
Igor Byczkowski – Treasurer

Absent:

Nelson Crespo - Director of Community Affairs  
Vacant position – Vice President

Others:

MJ Balbontin, Property Manager for Sapphire Shores, Pines Property Management Co.  
Robert Moses, VP of Operations/ General Manager, Pines Property Management Co.  
Colleen Cheney, SilverLakes Master Board  
Community residents present: 9

**Procedural Business**

-Gina Romer resigned as secretary of the SSRA BOD. SSRA vice president Dennis Feltgen will now be the secretary. The position of vice president is vacant.

-MJ Balbontin was introduced as the new Pines Property Management (PPM) property manager, replacing Carol Garcia

**Review of Minutes from previous meeting**

The reading of the minutes from the previous meeting (October 6, 2015) was waived. The minutes are posted on the Sapphire Shores website – [www.sapphireshores.org](http://www.sapphireshores.org)

**SilverLakes Master Board items**

-Colleen Cheney advised that her term on the Master Board will continue for another two years.

-The Silver Lakes community cable TV contract with Comcast will expire on January 1, 2017. A committee has been organized, and a consultant hired, by the Silver Lakes Master Board to solicit proposals. Three companies are in the mix – Comcast, AT&T

and Hotwire. The Master Board will discuss the respective proposals on February 29<sup>th</sup> with a final vote scheduled on March 14<sup>th</sup>. Residents will be permitted to opt out of the new contract 30 days before the start date. Steve Dammann and Dennis Feltgen recall that, in the past, if a homeowner chooses to opt out, he/she cannot opt back in until the next contract is in place. Robert Moses claims that is not true, that a homeowner can opt back in anytime. Because there are letters to the contrary, Robert will check further.

-The Silver Lakes Master Board has several committees that needs members. Contact Pines Property Management for details.

-The Silver Lakes entrances had Christmas lights this past December, but Sapphire Shores did not. Steve Dammann noted that the company was provided with a deposit to install the lights right after Thanksgiving Day at the entrance to the Sapphire Shores community. However, there was no delivery as of the end of the first week of December. Dammann cited the company for breach of contract and asks PPM to work with the attorney to recoup the deposit and any court costs involved.

### **Violations report**

Several Ford F-150 pick-up trucks had their tailgates stolen, including four in Marina Point alone. It is recommended that a security device be installed if you own such a vehicle.

### **Financial report**

-Per Robert Moses, as of December 31, 2015, there are two money market accounts and an operational account providing \$92,359 in assets. There is \$5566.21 in receivables.

-It was noted that one of the line items in the Reserve fund is \$1504.20 for the Tot Lot. Because the Tot Lot no longer exists, a motion was made by Steve Dammann to move this allotment fund into the General Reserve fund. The motion was passed.

-The SSRA BOD requests to know the number of foreclosure present in Sapphire Shores. Robert Moses will provide the figure.

-Two payments were inadvertently made to Pines Property Management for its annual operating fees. PPM will refund one of the payments to the Sapphire Shores account.

### **Old Business**

-Six new HD security cameras were installed at the pool to enhance security monitoring and to record any violations or crime. The data has storage for 30 days, after which time the earliest day drops off. Each SSRA BOD member & Pines Property Management has access to the video recordings.

-The SSRA BOD voted unanimously to have Charles Swain Plumping provide and install a water cooler at the pool.

-The SSRA BOD voted unanimously to have Patio Furniture Warehouse provide and install new umbrellas for the pool area.

## **New Business**

Drivers of several low-riding vehicles owned by or visiting the renters of one or more homes located in the 17400 block of SW 18<sup>th</sup> Street have destroyed the swales of several homeowners along SE 173<sup>rd</sup> Avenue. These actions have been witnessed by several SSRA BOD members and residents. Rather than driving very slow over the speed humps, the drivers are going around them and onto the swale, ruining the landscape and creating gullies. MJ has contacted the City of Miramar to determine if a post can be placed at opposite sides of the speed hump, and is waiting for an answer. If it is permitted, the Silver Lakes modification committee would have to approve of it. Colleen Cheney was not confident of this having a positive outcome, but the SSRA BOD will wait and see. In the meantime, attempts will be made to photograph the violators. Once the photographic evidence is obtained, Miramar Police will become involved, and PPM will alert the homeowner of the violations of its renters and be made to pay for all repairs to the impacted damaged property.

## **Open Forum**

-Several residents complained of the poor conditions of Island Park. One homeowner witnessed several teens setting a fire. Robert Moses says that PPM is in contact with the City of Miramar to correct the situation.

-Several residents stated that a large group of motorcyclists are gathering nightly at the entrance to the ball park at the west end of SW 23<sup>rd</sup> Street. The noise is deafening and they are likely riding through the park. PPM and the SSRA BOD recommended that the residents call Miramar Police when this occurs again.

-A resident wanted to know what to do about those dog owners who do not clean up after their pets. PPM and the SSRA BOD recommended that a photo be taken and sent to MJ ([MJ@pinespropertymanagement.com](mailto:MJ@pinespropertymanagement.com)) who will send a violation letter to person.

## **Adjournment**

The meeting was adjourned at 7:54 p.m. EST by Steve Dammann

*Recorded and submitted by:*

Dennis Feltgen

Secretary, Sapphire Shores Recreation Association

Miramar, Fla.