



SAPPHIRE SHORES RECREATION ASSOCIATION, INC.

www.sapphireshores.org

MINUTES OF THE BOARD OF DIRECTORS MEETING August 15, 2016

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

Call to Order

The meeting was called to order at 6:36 p.m. EDT 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 in attendance:

MJ Balbontin, Property Manager for Sapphire Shores, Pines Property Management Co.
Colleen Cheney, SilverLakes Master Board representative to Sapphire Shores
Sgt. Corey Bogus, Miramar Police Department resource officer
Community residents present: 7

Review of Minutes from previous meeting

The reading of the minutes from the previous meeting (May 24, 2016) was waived. The minutes are posted on the Sapphire Shores website – www.sapphireshores.org

Violations report

MJ Balbontin reports that two people at Pines Property Management – Jairo and Jackeline - will now be solely dedicated to inspecting all properties within the SilverLakes community. All violation questions and concerns will go through two

property manager assistants:

Michael - apm1@pinespropertymanagement.com, 954-438-6570 ext. 210

Esperanza - apm2@pinespropertymanagement.com 954-438-6570 ext. 211.

In the event that they are unable to answer the resident's complaint or the complaint needs to be escalated, contact MJ at mj@pinespropertymanagement.com, 954-438-6570, ext. 208

Financial report

MJ Balbontin reports the finances of Sapphire Shores is sound, with the operating fund at \$31,532.93 and the money market account at \$61,276.99. The delinquency for July is \$7,594.18 which is ~\$1,000 lower than the previous month.

Crime report

Sgt. Corey Bogus stated that there have been 40 crimes in the Miramar portion of Silver Lakes (January-July 2016). Four of those incidents occurred in Sapphire Shores, including 1 sexual battery, 1 burglary, 1 auto burglary and 1 theft. Bogus discussed a now-resolved case where delivered packages were being taken from the front door of homes shortly after the departure of the delivery vehicles. He recommends that deliveries be made to your place of employment or even the Miramar Police Department. Bogus also noted an increase in post thefts. The recommendation is to not put the flag up on the mailbox and to send valuable pieces of mail from the post office.

Old Business

Speeding in community

In response to a letter from the SSRA BOD in May, Colleen Cheney presented to the SilverLakes (SL) Master Board meeting on July 18th a request that SL negotiate a new traffic agreement with the Miramar Police Department (MPD). For more than four years, MPD has been unable to enforce existing traffic laws and issue tickets pertaining to moving and non-moving violations in any of the Silver Lake communities. As a result, speeding and careless driving remains unchecked and unacceptable. The Master Board did discuss the issue, as noted in the Minutes of the meeting, with SL President John Stevens providing a recap concerning traffic agreements and advising that, in order to sign such an agreement, SilverLakes (SL) would need to assume insurance and indemnity costs for officers and the SL streets would need to be brought to current code. He explained that the liability with a traffic agreement is not lessened with the MPD and recommends not signing such an agreement with the current indemnification clauses. SL VP Daron Fitch volunteered to meet with the City of MPD again to discuss indemnification issues. Cheney added that SL security (FPI) will discuss with the Master Board the possibility of it being able to issue citations in the community. SSRA BOD Secretary Dennis Feltgen advised that the SSRA BOD will continue to press the issue, as the safety of its residents remain at great risk from the speeding and careless driving.

New Cable TV contact

Colleen Cheney advised that SilverLakes has reached an agreement with Comcast regarding a new contract for cable services in the community. Further details will be sent to all homeowners later this year.

Christmas lights

The SSRA BOD obtained three proposals for lighting for the entrance to the Sapphire Shores community during the holiday season. By unanimous vote, the BOD selected Randy's Holiday lighting for a one year contract. Lights will be installed by November 15th and will remain until sometime in January.

New Business

No parking signs in cul-de-sac on SW 22nd Street

Vehicles continue to be parked directly in front of the four homes located on the cul-de-sac on SW 22nd Street, blocking mailboxes and driveways. Letters are being sent to the to these four homes to obtain permission to post a No Parking sign on their respective properties. If all four owners provide permission, and if approved by the SL Master Board, those vehicles will be towed.

Community repaving

The Sapphire Shores Community is scheduled to be repaved in 2018. At that time, the SSRA will propose having the cul-de-sac area in the SW 22nd Street striped for parking.

On-Street Parking

Residents and guests are reminded that vehicles, if parked on the street, must be parked with the flow of traffic. This a state, county, city and community law.

Open Forum

Two residents of the community expressed concern that the rules and regulations at the community pool are too restrictive. SSRA BOD president Steve Dammann explained these rules came about as a direct result of vandalism, drugs, alcohol and parties that were impeding the enjoyment of the pool by the community homeowners along with high monetary cost. The SSRA BOD and FPI Security will continue to enforce the rules that are in place.

Adjournment

The meeting was adjourned at 8:00 p.m. EDT by Steve Dammann

Recorded and submitted by:

Dennis Feltgen

Secretary, Sapphire Shores Recreation Association

August 29, 2016

Miramar, Fla.