



**SAPPHIRE SHORES RECREATION ASSOCIATION, INC.**  
[www.sapphireshores.org](http://www.sapphireshores.org)

**MINUTES OF COMMUNITY MEETING**  
**March 2, 2017**

Location: Miramar Police West District Station  
2811 SW 186<sup>th</sup> Avenue  
Miramar, FL 33029

**Call to Order**

The meeting was called to order at 6:35 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  
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, Community Resource Officer, Miramar Police Department  
Community residents present: 4

**Review of Minutes from previous meeting**

The reading of the minutes from the previous meeting (November 7, 2016) was waived.  
The minutes are posted on the Sapphire Shores website – [www.sapphireshores.org](http://www.sapphireshores.org)

**Review of Violation Report**

MJ Balbontin reports that the two Pines Property Management personnel dedicated to monitoring violations throughout the Silver Lakes community will no longer alternate between the communities from month to month. Instead, the time frame will be every six months.

**Review of Financial report**

MJ Balbontin reports the finances of Sapphire Shores are sound, with the operating

fund at \$29,240.12, money market account #1 at \$49,225.78 and money market account #2 at \$12,739.69. Steve Dammann asked to be provided with a year to year comparison of the accounts. MJ will provide the data via email.

### **Crime report**

Sgt. Corey Bogus reports there are no reported incidents in Sapphire Shores so far in 2017. However, there have been three residential burglaries in the Silver Lakes area.

There has also been a significant rise in “car popping”, common among kids. They will go by cars and “pop” the car handle to see if it is unlocked and, if so, will steal the items inside the car and brag about how many cars they popped. Homeowners are urged to lock their vehicles and to not leave anything of value inside them.

### **Silver Lakes Master Board Update**

Collen Cheney discussed the new contract between Comcast and the Silver Lakes Community. Anyone who had opted out of the old contract has been automatically opted into the new one. Anyone who wishes to opt out of the new contract must contact Pines Property Management no later than March 10<sup>th</sup>, per the instructions sent out this past January. The new contract is for seven years, and includes cable and internet. It will be phased into the Silver Lakes Community over several weeks during April and May. Watch your mailbox for information regarding when and where to meet with Comcast representatives and how to obtain any needed equipment per the new contract.

There has been no progress between Silver Lakes and Miramar Police Department to obtain a traffic agreement for all of the communities, including Sapphire Shores. MPD is still unable to enforce existing traffic laws and issue tickets pertaining to moving and non-moving violations in any of the Silver Lake communities. Collen is working to get the SL Vice President Daron Fitch to meet with Miramar PD and the Mayor’s Office to come to a resolution.

Colleen adds that FPI Security is investigating to determine if a third guard is needed at all times and not just during holidays. They will be presenting a report to the Silver Lakes Master Board at a future meeting.

A new traffic light will be installed at the intersection of SW 178<sup>th</sup> Avenue and Pembroke, replacing the four-way flashing red stops. Dennis Feltgen will check with the city of Miramar to learn if any progress has been made to place left-turn arrows at the intersection of SW 172<sup>nd</sup> Avenue and Pembroke Road.

### **Old Business**

The Board voted to use Saga Painting as the vendor to repaint the fence around the pool and picnic area at a cost of \$2450.00 with no deposit. The shrubbery will be cut lower and back several inches from the fence. The vendor will paint early in the day and when the wind is light.

The Board also voted to retain Randy’s Holiday Lighting company with a 3-year contract for Christmas lighting at the entrance to the Sapphire Shores community. Its performance during the 2016 holiday season was well received.

## **New Business**

### **Community repaving**

The Sapphire Shores community is scheduled to be repaved in 2018. The Board asked about the retaining of the speed bumps. Colleen Cheney stated the new paving can go up to the humps and then continue after them. The Board wishes to have the overflow parking areas repaved and the curbs repainted, at its expense.

### **Open Forum**

A resident stated a vehicle is consistently parked on the street along the curve at SW 22<sup>nd</sup> Street and SW 175<sup>th</sup> Avenue. Several Board members noted the same problem is occurring at SW 18<sup>th</sup> Street and SW 173<sup>rd</sup> Avenue. The resident was told to contact FPI Security, as the vehicle, by parking on a curve, is prohibiting the flow of traffic and must be moved.

A resident stated that fights have broken out by students waiting for the school bus on the northwest corner of SW 23<sup>rd</sup> Street and SW 173<sup>rd</sup> Avenue. Officer Corey Bogus recommended calling 911 if it occurs again.

Steve Dammann noted that the roof and shrubbery at the home on the corner of SW 22<sup>nd</sup> Street and SW 173<sup>rd</sup> Avenue has been vandalized by students waiting for the school bus. MJ Balbontin asked that a photo be taken of the students. She will send it to the school in an effort to move the bus stop to the southwest corner near the marquee sign.

Dennis Feltgen noted the high volume of cars parked in front of the pool on SW 173<sup>rd</sup> Avenue waiting for the school bus at 3:30 p.m. each day. This is a posted no parking area and parked cars are a danger to those vehicles entering the community. MJ Balbontin will have FPI Security present to have the vehicles moved out.

### **Adjournment**

The meeting was adjourned at 7:40 p.m. EST by Steve Dammann

*Recorded and submitted by:*

Dennis Feltgen  
Secretary, Sapphire Shores Recreation Association  
Miramar, Fla.  
March 6, 2017