



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

MINUTES OF COMMUNITY MEETING
September 18th, 2018

Location: Southwest Regional Library
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 Igor Byczkowski.

Members of the SSRA BOD:

- Igor Byczkowski – President
- Nelson Crespo – Vice President
- Grecia Chami - Secretary
- Gloria Morales – Treasurer
- Sergio Bustos – Community Affairs

Others in attendance:

- Jessica Mesa, Property Manager for Sapphire Shores, Pines Property Management Co.- (She will replace MJ Balbontin who no longer works with Pines Property Management)
- Robert Moses, VP of Operations and General Manager for Sapphire Shores, Pines Property Management Co.
- Officer Bermudez, Community Resource Officer, Miramar Police Department
- Community residents present: 11

Not in attendance:

- Colleen Cheney, SilverLakes Master Board representative to Sapphire Shores

Review of Minutes from previous meeting

The reading of the minutes from the previous Community Meeting (June 19th, 2017) was waived. The minutes are posted on the Sapphire Shores website –
www.sapphireshores.org

Review of Violation Report

Jessica Mesa presented the violations report. It was noted that Pines Property Management will be conducting the next violation inspection on September 27th, 2019.

Review of Financial report

Jessica Mesa and Gloria Morales report that the finances of Sapphire Shores are sound, with Assets in excess of \$119,000.00 and Reserves in excess of \$19,000.00.

Crime report

Officer Bermudez stated there have been reported incidents of opportunistic crimes in Sapphire Shores and the surrounding communities of SilverLakes.

Bermudez added that there have been reports of car break-ins and she urged residents to be increasingly aware of their surroundings when exiting their vehicles, and also to be more attentive to not leaving valuable items within view.

Bermudez also encouraged residents to be more aware of the severity of incidents which require contacting the emergency line and to have the number for FPI security readily at hand to report lesser issues within the community.

It was suggested to re-circulate the numbers for FPI and the non-emergency help line via the publication of this meeting's minutes:

Miramar Police Department non-emergency phone number: 954-764-4357
SilverLakes Security Patrol FPI: 954-2051872 (Miramar)

Other important contact information can be viewed on the website here:

<http://www.sapphireshores.org/useful.html>

SilverLakes Master Board Update

Collen Cheney, SilverLakes Master Board Representative was not present at the meeting and a community update was instead provided by Robert Moses, VP of Operations and General Manager for Sapphire Shores, Pines Property Management Co.

Mr. Moses discussed the upcoming re-paving of Sapphire Shores which is expected to take place in 2019. Mr. Moses explained that there was approval granted to have additional speed bumps installed, however, he was uncertain of the specifics of the additional costs this would incur. It was determined that it would be more cost effective to wait until the re-paving to move forward with the additions. Mr. Moses added that the community would be responsible for the cost of the paving and painting of the overflow parking area.

Mr. Moses informed those present that the final Budget Proposal for the community for 2019 was not yet approved and would require further review at an additional meeting of the Master Board.

Mr. Moses stated that Florida Fish and Wildlife would be hosting a community presentation on November 5th, 2018 at 6:00 PM to discuss safety in the community with regard to wildlife.

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Mr. Moses discussed resident's concerns about hazardous parking within the community. Mr. Moses stated that the security company FPI was granted permission by the Board to issue violations for hazardous parking violations. The discussion of ways in which this could be addressed included: residents taking the initiative to speak with their neighbors about concerns, or contacting FPI for additional assistance if needed. Mr. Moses indicated that if a hazardous situation was habitual, and FPI was contacted and has documented efforts to address the issue, this would allow for further action to be taken by the Association.

Old Business

Effective July 1st, 2018 all approvals for proposals must be reviewed by the SSRA BOD at the community meeting. There were three areas for which proposals required review:

- 1) Repair of the pool pavers which are sinking or damaged: There were three quotes which were reviewed and the SSRA BOD voted in favor of a quote from ZURC for \$4,100.00. Community residents will be informed when the work will take place since it will require that the pool be closed.
- 2) Replacement of the doors at the community pool: Due to the costs of the received proposals to repair/upgrade the bathrooms at the community pool, it was determined that replacing the doors would be the most necessary project at this time. There were three quotes which were reviewed and the SSRA BOD voted in favor of a quote from Infinity Lock and Key for \$3,531.00. Community residents will be informed when the work will take place since it may require that the pool be closed.
- 3) Lawn and tree maintenance (as needed): The previous company which provided lawn maintenance services to the community has significantly increased their costs. As a result, three quotes were reviewed and the SSRA BOD voted in favor of a quote from The Lawn Service for \$475.00/monthly.

The care and maintenance of the chairs and umbrellas at the pool area continue to be an issue. Due to the continued damage of these items, they will be repaired as needed which incurs unnecessary costs to the community. Residents are reminded to close umbrellas after use, and not to smoke in the pool areas since it is apparent that there are burns on some of the chairs.

New Business

SSRA BOD president, Igor Byczkowski informed those present that Jessica Mesa would function as the new Pines Property Manager for the community. This information will need to be updated on the community website. Mr. Byczkowski expressed concern at the issues presented during the transition to Ms. Mesa with regard to gaining expedient assistance with community matters. Mr. Moses, VP of Operations and General Manager for Sapphire Shores, Pines Property Management Co. assured that he would make every effort to ensure continuity of service to the community moving forward and explained that there was an unexpected employee shortage which led to the issue.

There was additional discussion of the re-paving and installation of new speed bumps within the community. There was uncertainty whether the initial quote included the levelling out and rebuilding of existing bumps and/or simply adding the new bumps. Ms.

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Mesa will follow up on the specifics of the expected costs for the speed bumps, and also gain a final number on how many additional bumps are allowed for the next meeting. It was suggested that the additional bumps be installed before corners and straightaways to improve community safety.

The installation of upgraded street signs and additional signage such as “Children at Play” was discussed. If upgrading of current street signs is desired, there is an additional cost for the installation which would be paid by the community. Mr. Moses also stated that the upgraded/additional signs would then be the responsibility of the community since they would belong to them.

Open Forum

Residents discussed concerns about parking which were addressed by the SSRA BOD and Mr. Moses. This discussion was referenced above and some proposed ways in which this could be addressed included: residents taking the initiative to speak with their neighbors about concerns, or contacting FPI for additional assistance if needed. As previously stated, Mr. Moses indicated that if a hazardous situation was habitual, and FPI was contacted and has documented efforts to address the issue, this would allow for further action to be taken by the Association.

A resident stated that she was in the community park nearby and noted a concerning situation with an older man and several young women. Residents are reminded to use their discretion when in the community and not hesitate to contact 911 for assistance in potentially dangerous circumstances.

A resident enquired about the installation of fencing in the community. Residents are reminded that all information regarding community bylaws and guidelines, as well as access to any necessary forms are available on the community website: <http://www.pinespropertymanagement.com>. Mr. Moses also stated that there is the opportunity to email for assistance or access live chat during regular business hours.

A resident asked about the possibility of the installation of an ADA compliant lift at the community pool. The resident was informed that since this a private community that it was not required, however, the SSRA BOD would follow up with her to determine whether this request would be feasible in the future. Residents are reminded of the proximity of the Miramar Regional Park Aquatic Complex which offers ADA compliant facilities and swimming pool access via a platform lift or ramp. More information on the facility costs and hours of operation can be accessed here: <http://miramarfl.gov/Facilities/Facility/Details/Regional-Park-Aquatic-Complex-20>

Adjournment

The meeting was adjourned at 7:50 p.m. EDT by Igor Byczkowski

Recorded and submitted by:

Grecia Chami

Secretary, Sapphire Shores Recreation Association

Miramar, FL

September 18th, 2018