



SAPPHIRE SHORES RECREATION ASSOCIATION, INC.

www.sapphireshores.org

MINUTES OF ANNUAL MEETING

February 16, 2021

Location: Virtual Meeting via Zoom

Call to Order

The Annual meeting was called to order at 6:40 p.m. by Igor Byczkowski, president of Sapphire Shores Recreation Association (SSRA) Board of Directors (BOD).

Members of the 2020 SSRA BOD in attendance:

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

Others in virtual attendance:

- Jessica Mesa, Property Manager for Sapphire Shores, Pines Property Mgmt.
- Roberts Moses, Senior VP of Operations/General Manager, Pines Property Mgmt.
- John Stevens, Legal Counsel for the SilverLakes Association
- Officer Corey Bogus, Community Resource Officer, Miramar Police Department
- Community residents present: 11

Election

No quorum of residents was present or achieved via proxy vote. Therefore, the 2020 Sapphire Shores Board of Directors will roll over to 2021.

Adjournment

The annual meeting was adjourned at 6:43 p.m. by Igor Byczkowski.

MINUTES OF BOARD OF DIRECTORS MEETING

February 16, 2021

Call to Order

The Board of Directors meeting was called to order at 6:43 p.m. by SSRA BOD president Igor Byczkowski.

Members of the 2021 SSRA BOD in virtual attendance:

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

Others in virtual attendance:

- Jessica Mesa, Property Manager for Sapphire Shores, Pines Property Mgmt.
- Roberts Moses, Senior VP of Operations/General Manager, Pines Property Mgmt.
- John Stevens, Legal Counsel for the SilverLakes Association
- Officer Corey Bogus, Community Resource Officer, Miramar Police Department
- Community residents present: 11

Review of Minutes from previous meeting

The reading of the Minutes from the previous meeting (December 4, 2020) was waived and the Minutes approved. The Minutes are posted on the Sapphire Shores website - www.sapphireshores.org

Review of Financial report

Gloria Morales reports that the finances of Sapphire Shores are sound. As of January 31, 2021, the assets total \$130,550 and the liabilities are \$46,040.

Crime report

Officer Corey Bogus reports that, in all of 2020 thru today (Feb.16), there has been zero major crime in the community. No grand theft auto, no car or house burglaries, no rapes. The reason is COVID. Everyone is home. Crime is down throughout Silver Lakes and Sunset Falls.

Bogus noted there are two scams to watch out for right now. One is that tax season is upon us. The sooner you file, the less chance of getting scammed. The other scam is Coronavirus exam results. Do not fall for any texts or emails that want your personal identifiable information (PII), such as your social security number or date of birth.

Bogus added that it is true the City will close the Miramar Police Substation on SW 186th Avenue, with three-quarters of the building being turned over to the Fire Department for use as storage. However, the comms button on the building is not going away, so someone should still answer it. Despite the loss of the substation, Bogus states there is always a minimum of 12 officers on the road at any time. Miramar PD is down 18

officers and wants to add 25 more, but salaries are much lower in Miramar than other surrounding cities, creating difficult competition. Contract talks are taking place and this in an election year. Make your voice count on March 9th. Officer Bogus can be reached via email to CBogus@miramarpd.org

Old Business

Overflow parking

Igor stated the Board is considering exploring a software company "Parking Boss" as a solution to regulate the overflow parking areas in the community. The abuse is too much, with people parking their car there and forgetting it, despite having empty spaces in their driveway.

John Stevens noted that there is currently no language regarding overflow parking in SilverLakes that regulates how long someone can use a parking spot. It is the number one complaint, next to abandoned vehicles. People are upset that the spots are taken for a prolonged amount of time. The SilverLakes Master Board is now working to solve the problem and discussing the regulations of the overflow spaces. This effort began last June when an Ad Hoc Committee was formed to discuss what, when, and how they want to accomplish this. The Committee is looking at a company that is willing to tweak its software to be more along the lines of what the SilverLakes Associations are trying to accomplish - manage a certain amount of time that gets allocated to each property based on the number of spaces and number of homes and manage it in a simple way where FPI Security can enforce it as part of its normal routine service. The committee is making headway on this, with a meeting to occur during the first week of March to revisit the software, see where it's at, and begin coming up with the language for the rules. However, it may be next year before all of this will be done and in place. The Committee has to put together a report which will go to the Associations' presidents, who will have questions. After that, it will go to the SilverLakes Master Board and they'll also have questions. They'll be 3 or 4 meetings, and the Master Board only meet every couple of months.

After further discussion, the Sapphire Shores Board decided to wait for further discussions with the Ad-Hoc Committee so as to not duplicate the effort. Communications on this topic will continue via email among the Board.

In the meantime, current regulations prohibit a commercial vehicle parking in an overflow space overnight or on weekends. The Board members agreed to take a photo of any violators and send it to Jessica Mesa at Pine Property Management, who will stay on top of it with FPI. Someone on the BOD would be contacted to obtain permission to have the vehicle towed.

New Business

Changing landscaping company

The Lawn Service was charging \$475/month plus \$55 for weed spraying. Pines Property Management obtained a proposal from Green Valley for \$450/month, including the weed spraying. A motion to approve the change was carried.

Paving and tree project

Igor stated, per Pines Property Management, that the tree removal and replacement on the swales will take place starting March 16, and root barriers installed beginning May 3. By the end of May, we'll begin seeing the machines for repaving the Sapphire Shores community. The completion goal is sometime in late June. The dates are tentative and subject to change.

Sidewalk markings and repair

There are ~425 numbered red markings on the sidewalks where the sidewalk is cracked or coming up. Per Pines Property Management, if the sidewalk is damaged due to the roots of the tree, the homeowner is not responsible for repairs. Pines Property Management will take care those. Any other cause is the homeowner's responsibility and violations have been sent. Yet to be resolved is if a homeowner feels the tree is responsible for the sidewalk, how is it appealed for consideration?

Extra speed bumps

Pines Property Management is obtaining information and costs from the city to add more speed bumps into the Sapphire Shores community.

Trash Containers, Bulk Pick-up, Pool and Yard Signs

With many new residents in the community, Pines Management will draft a letter to be sent to all homeowners with reminders to include that (1) bulk pickup is the 4th Thursday of the month (which is not necessarily the last Thursday of the month); (2) that all trash containers cannot be visible from the street; (3) the community pool and decking remain closed; and (4) no political signs are permitted once an election is over.

Meeting attendance

Gloria Morales asked if anything can be done about the low attendance of the community meetings. Jessica Mesa stated there are 192 e-mail recipients of meeting notices, so the word is getting out. The Board will look into getting a larger sign for the front of the community. However, it was noted that even before the pandemic, we were lucky to get even 10 people (this in a community of 327 homes). Sadly, this is better than many of the other SilverLakes communities.

Open Forum

A resident stated how nice it was that the Christmas lights at the entrance to Sapphire Shores remained up later this year, but that all five trees were never lit at the same time. Nelson responded that the problem was with a GFI breaker switch. An electrician did come out to fix it, and it will be checked again this December.

Adjournment

The meeting was adjourned at 7:45 p.m. by Igor Byczkowski

Recorded and submitted by:

Dennis Feltgen

Secretary, Sapphire Shores Recreation Association

March 5, 2021