



SAPPHIRE SHORES RECREATION ASSOCIATION, INC.

www.sapphireshores.org

MINUTES OF ANNUAL MEETING - DRAFT

March 23, 2022

Location: Virtual Meeting via Zoom

Call to Order

The Annual meeting was called to order at 6:35 p.m. by Igor Byczkowski, president of Sapphire Shores Recreation Association (SSRA) Board of Directors (BOD).

Members of the 2021 SSRA BOD in attendance:

- Igor Byczkowski – President
- Nelson Crespo – Vice President
- Dennis Feltgen - Secretary
- Gloria Morales – Treasurer
- (vacant) – Community Affairs

Others in virtual attendance:

- Sheri Lenhart-Graham, Property Manager for Sapphire Shores, Pines Property Mgmt.
- Officer Corey Bogus, Community Resource Officer, Miramar Police Department
- Community residents present: 10

Election

No quorum of residents was present or achieved via proxy vote. Therefore, the 2021 Sapphire Shores Board of Directors will roll over to 2022.

Adjournment

The annual meeting was adjourned at 6:37 p.m. by Igor Byczkowski.

MINUTES OF BOARD OF DIRECTORS MEETING - DRAFT

March 23, 2022

Call to Order

The Sapphire Shores Board of Directors meeting was called to order at 6:37 p.m. by SSRA BOD president Igor Byczkowski.

Members of the 2022 SSRA BOD in virtual attendance:

- Igor Byczkowski – President
- Nelson Crespo – Vice President
- Dennis Feltgen - Secretary
- Gloria Morales – Treasurer
- (vacant)– Community Affairs

Others in virtual attendance:

- Sheri Lenhart-Graham, Property Manager for Sapphire Shores, Pines Property Mgmt.
- Officer Corey Bogus, Community Resource Officer, Miramar Police Department
- Community residents present: 10

Review of Financial report

Gloria Morales reports that the finances of Sapphire Shores are sound. As of February 2022, the total assets are \$147,292.78 and the total liabilities are \$43,791.13. This leaves a net equity of \$103,501.45, a gain of nearly \$13,000 from last year. This is largely due to an increase in the assessment fees. Accounts receivable had decreased by ~\$3700 while prepaid insurance has increased ~\$2200, which the BOD knew would occur. In general, everything is going well. We have not had any unexpected expenses, with the exception of the pool.

The budget for 2022 is \$82,397.69 and we will be able to manage everything as planned.

Crime report

Officer Corey Bogus reports that Sapphire Shores has been quiet for the past year. There were one or two vehicle burglaries on unlocked cars.

Bogus noted that it's tax season, so there are lots of scams to watch out for right now. The sooner you file, the less chance of getting scammed. This is true for Amazon, Medicare and Medicaid. Do not give out any personal identifiable information.

Construction is underway to add bike lanes on Miramar Parkway from SW 184th Avenue to SW 172nd Avenue. Eventually, Miramar Parkway will be extended to U.S. Highway 27.

Officer Bogus can be reached via email to CBogus@miramarpd.org

Code Compliance

City of Miramar Code Compliance Officer Streater did not have any issues to discuss. Her proxy for the meeting, Sharni Allman asked for any questions from the community.

BOD president Igor noted that residents are placing their trash for bulk pickup onto the curb up to a week in advance, instead of the day before per SilverLakes rules. Can the City do anything? Allman replied that compliance does not have a specific code for bulk trash. One is in the works that will include what and when items be put out. There is not set date yet for the item to be placed on the Commission agenda. Internally though, the city is okay with it being put out “the week of” bulk pickup. Construction debris is not acceptable and will not be picked up. Photo documentation is important for violators to be flagged. The new code will address this and other issues.

Sheri asked about the process for compliance. The response is that it could be a 7-day courtesy notice, then followed by three days. After that, it goes to the magistrate with a 10-day notice.

New Business

Speed hump resurfacing

The paving contract for all of SilverLakes did not include the speed humps, as many of the communities do not have them. Those that do must use their own budget to obtain and maintain them. The humps need to be sealed in black and have reflective paint on them. The Board has two proposals to consider, both of which have done business in the community in the past. But Nelson knows of two others that could be considered. A motion was made to have a “not to exceed amount” of \$5500. Once we get all of the proposals in an expedited manner, we can decide on which vendor to go with it.

Introduction of Overflow Parking

A committee was created last year at the request of the SilverLakes Master Board to study the problem of overflow parking across all of the sub-associations. The number of parking spots will be multiplied by the number of hours in the day and divided by the number of homes in that community, giving the total weekly hours for overflow parking to each home. For further information, see the information provided by the SilverLakes Master Board.

New Board Members

Dennis Feltgen, BOD Secretary, is resigning from this position as of this meeting. He has been a member of the Board for 12 of the past 14 years and will be retiring and moving out of the community. Dennis thanked the Board, Pines Property Management and Officer Corey Bogus for the support during his tenure. A motion was made to accept Dennis’ resignation as well as that of Sergio Bustos, who resigned in earlier 2021. The motion was passed.

To fill the position, there were 9 candidates out of the 327 homes in the community. Cricia Pierce was selected as Secretary and Cody Pellicer was selected as the Director of Communications.

Community Communication

Igor noted that the Sapphire Shores Board of Directors does not have any means to communicate in a direct and expedite manner to the homeowners. A lawyer for Pines Property Management claimed that it cannot provide the email addresses of the homeowners to the Board. The Board will open discussions with Pines Management to

challenge the lawyer's statement. It will also explore other avenues to obtain this important contact information, including the use of social media platforms.

Open Forum

- Gloria asked about the usage of the enclosed lot next to the pool. It is an expense and rarely used. Igor noted that it used to be a playground, but it became too costly to replace the equipment and pay for the high liability insurance. So, it was deemed to be used as an open area with picnic tables. Gloria followed up with a proposal to have it as a meeting area. Igor considered having all of the eating tables along the pool deck removed. It is against Florida law to eat or drink (other than water) on the pool deck. Perhaps the open area could be utilized as an eating area. It would be best to ask the community for their input.

- A community member placed his truck on the street while he was pressure cleaning his driveway. He went inside, FPI came by and the vehicle was stickered. Igor responded that no parking is permitted on the streets. This is the law. SilverLakes was found in violation of that law and now prohibits on-street parking.

- A community member asked about the overgrown shrubbery and trees along the park side of the waterway. Nelson stated a lake committee has been formed, he is a member, and will address this and other issues to clean up the park and waterway.

- Dennis noted that the weeds along the lake are back and are choking the waterfront again. Nelson will add that to the committee's list. Sheri will also follow up with the contractor who is responsible for it.

- A community member asked if there will be security hired at the pool this summer. Igor stated it does not appear necessary, but it will be revisited if problems arise again.

Adjournment

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

Recorded and submitted by:

Dennis Feltgen

Outgoing Secretary, Board of Directors

Sapphire Shores Recreation Association

March 31, 2022