

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, January 20, 2022

Meeting called to order at 7:00 p.m. Meeting in person in clubhouse.

ATTENDEES

Sue De Pasquale, President
Irving Rivera, Vice President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Ramiro Chambers, Director at Large
Denise Watson, Property Manager, Property Keepers

ABSENT EXCUSED

None

Verification of publication of notice on portal, sign board and posted at the clubhouse to all homeowners.

PRESIDENTS REPORT

- The next regular board meeting will be Thursday February 17, 2022, at 7 p.m.
- TOPS portal:
 - Still having issues with the system when logging in and trying to get into the documents folder, things are not there then are suddenly in place for several of the board members who have tried the system
- Declaration's update:
 - Attorney working to get this together before March annual meeting as want to get this done with the current board
- Mailing goes out January 24, 2022, to homeowners about becoming member of the Board of Directors with application included
- The Annual Meeting/Board Organizational Meeting will be on March 24, 2022, at 7 p.m.

TREASURERS REPORT

- Center State (South State) Bank Operating Budget = \$149,268.33
- Center State (South State) Bank Reserve Budget = \$1,822,911.19
- Arrears around \$7,730, has gone down since last month
- No longer have any BBT/Truist accounts only the Center State accounts. The reserve account is a sweep account to make sure all monies are covered by FDIC insurance.

PROPERTY MANAGERS REPORT

- **Approved Expenses Under \$250**
 - 7137 Wisteria gutter repair \$85
 - 7108 Carissa stucco repair \$200
- **Emailed Expenses with Approvals**
 - None
 - Email approvals will be done between February and the March meeting so that there will be no HOA business at the Annual Meeting
 - The board can continue to do email approvals if the meeting minutes containing the emailed approvals are ratified at the next meeting
- **Repairs Approvals Needed**
 - 7102 Brookwood change the locks on the clubhouse as there are too many keys out there, add handle to pool doors so that they will lock automatically for \$285 and creation of 15 new keys at \$3 per key by Lock Doc
 - 7064 Lantana rotted fascia repair with gutter removal verbal quote from Devlin Roofing of \$1,250. May be less depending on what find after gutter is removed.
- **Completed Work Orders**
 - Roof/skylight repairs 7212 Primrose
 - Soffit repair 7262 Papaya
 - Paver adjustment/repair 7102 Brookwood
 - Stucco repair 7108 Carissa, 7057 Marlberry
 - Roof repair 7203 Primrose

- **Trellis Replacement**
 - 7038 Nandina fascia board \$3,000, waiting on owner to put in ARC form for trellis removal and remove trellis and box gutter before repairs begin.
 - Complete removal and non-replacement of the trellis if damaged and needs removal/repair can be approved by the board as the trellises are not uniform throughout the community.
 - An ARC for would need to be filled out by the homeowner and approved by the board with fascia repair stipulations.
- **Tennis Court Replacement**
 - Tree replacement for this will start 1/25/2020 weather permitting
 - Fencing will be removed next week, and the old court surface will be torn out
 - Paving people will lay out new court but it needs 60 days to cure properly before can do anything
 - Property Keepers will find source for temporary fencing around court while it cures
- **Violations**
 - Unauthorized occupants 7052 Lantana
- **ACR Forms**
 - None
- **Western Border Wall Issues Due to Plaza Trees**
 - New estimates for the repair as the tree removal caused further damage to the wall still not done.
- **Repaving Project**
 - 3 D Paving permit has been executed and signed notice of commencement executed, waiting for approval from the city
 - Before paving starts need to finish root pruning, roof cleaning, and install the 16 trees required due to removal of the 2 trees at the tennis court area
- **Pressure Cleaning Roofs**
 - Has started but some issues with equipment that showed up late and issues with the city moving the water meter.
 - Marlberry will be finished soon and then will start on Nandina
- **Root Pruning**
 - Gem Lawn has completed but will be re walking the community 1/28/2022 as areas may have been missed.
 - Sprinkler lines that were broken during root pruning will repaired.
 - Areas of dug up soil will be covered with grass when we do the landscape improvements once rainy season starts again.
- **TOPS Portal**
 - Anyone who needs something can contact Denise and she will send it to them
 - When you make a one-time payment using the portal there is a fee, to avoid this set up auto payments or mail in check monthly
- **Arrears Letter**
 - Attorney sent Property Keepers affidavit of mailing for each one and they will execute it
 - Interest at 18% will start to be added per the documents starting January
 - Going forward a ledger will be attached to each collection letter sent out
- **North Border Fence**
 - Reported issue with the wood fencing that does not belong to TLC. We are not allowed to do anything with it as it is not our property or on our property against Solandra and Primrose per the city.
- **Fish Tail Palm Pruning**
 - Area behind Solandra and Primrose fish tail palms do get trimmed up to 12 feet in height
 - Will be additional cost if need to be trimmed higher

UNFINISHED BUSINESS

- None.

NEW BUSINESS

- None

COMITEE INFORMATION

- None

ACTIONS TAKEN

Motion by Carol, seconded by Steve to waive the reading and approve the meeting minutes for the meeting on December 16, 2021. All in favor. MC.

Motion by Carol, seconded by Ramiro to approve the changing of the locks to the clubhouse and adding of handle to pool doors so that will auto lock and the creation of 15 new keys for \$335 by Lock Doc. All in Favor. MC.

Motion by Steve, seconded by Irving to approve the verbal fascia repair quote at 7064 Lantana by Devlin Roofing for \$1,250 maximum. All in favor. MC.

Motion by Carol, seconded by Ramiro to adjourn the meeting at 7:34 pm. All in favor MC.

ASSIGNMENTS

1. PROPERTY KEEPERS to talk to City of Tamarac about getting non-HOA wood fence repaired along Solandra/Primrose
2. PROPERTY KEEPERS to figure out the continued issues with the documents folder on TOPS portal
3. PROPERTY KEEPERS to find out if can get temporary fencing installed around the tennis court area while the new court surface cures for 60 days
4. PROPERTY KEEPERS will follow up on bids for the damaged wall where tree removed from Aldi's parking lot.

Secretary Certification:

I certify that the foregoing is a true and correct copy of the minutes.

Date: 2 / 17 / 2022

Carol Bagna
Print Name

[Signature]
Signature

Chair Approval:

I certify that the foregoing minutes were approved by the Board of Directors.

Date: 2 / 17 / 2022

S. DePasquale
Print Name

[Signature]
Signature

