

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, June 2, 2022

Call to order at 7:01 PM

**ATTENDEES**

Steve McKenna, Treasurer  
Irving Rivera, Vice President  
Tasio Vasquez  
Denise Watson, Property Manager, Property Keepers

**ABSENT EXCUSED**

Gene Southwick  
Art Church

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

**OFFICERS REPORT – To address Property Managers Urgent Items**

- The next meeting will be the HOA meeting on Thursday July 21, at 7 p.m.
- Bylaw Amendment – still require 11 votes

**PROPERTY MANAGERS REPORT**

- **Approved Expenses Under \$250**
  - 7204 Primrose Lane – Sliding Glass Door wheel repair. \$249.99
- **Emailed Expenses with Approvals**
  - 7234 Solandra Lane – Fascia Repair - \$4,250
  - 7108 Carissa Court – Roof Tiles - \$850
  - 7011 Marlberry Lane – Roof Leak \$1,475
  - 7134 Canella Court – Broken Tiles \$1,850
- **Completed Work Orders**
  - 7108 Carissa Court – Stucco Repair – 4/24/2022
  - 7018 Nandina Lane – Soffit Repair – 4/24/2022
  - 7062 Lantana Lane – Roof Repair – 4/26/2022
  - 7204 Primrose – Sliding glass door repair – 6/1/2022

**PROJECT STATUS**

- **Repaving Project**
  - Concrete curbing was installed at the clubhouse, Carissa Court, Canella Court and Wisteria Way. Still waiting on final permit to begin mill & pave. 3D Paving will not start until all permits are received because the work has to be continuous and if they get to the section not approved, they will not be able to continue.
- **Root Pruning**
  - Completed for the paving project but additional root pruning will need to commence in 2023
- **Tennis Court Replacement**
  - Armor Courts are still waiting on City of Tamarac permit to proceed
- **ACR Forms**
  - None
- **Repairs Approvals Needed**
  - 7021 Marlberry Lane– Root pruning, barrier, soil & sod. \$2,690
- **Violations**
  - 7223 Primrose Lane – Outside items violation – closed 5/24/2022
  - 7137 Wisteria Way – Bulk Violation – Closed 5/11/2022
  - 7207 Primrose Lane – Bulk Violation – Closed 5/11/2022

6/2/2022

**UNFINISHED BUSINESS**

- None.

**NEW BUSINESS**

- Community involvement to engage more residents in HOA matters via BBQ, card night, mixers etc... Still working on committee involvement.
- Contact City of Tamarac regarding delays in getting permits approved for tennis court and mill and paving projects.
- Bounce Houses. Due to liability issues and the damage which may be caused by the structure it was determine bounce houses would not be approved.
- Liquor consumption during clubhouse rentals. Contact the City of Tamarac to determine is owners may file for a permit if they will be serving alcohol. If not contact Attorney regarding HOA liability if allowed or if verbiage may be included in the clubhouse rental agreement to hold the HOA harmless and ensure resident renting facility takes responsibility.

**COMITEE INFORMATION**

- None

**ACTIONS TAKEN:**

Motion by Steve, seconded by Tasio to waive the reading and approve the meeting minutes for the meeting on 4/21/2022. All in favor MC

Motion by Steve, seconded by Tasio to approve the root pruning, barrier, soil and sod installation at 7021 Marlberry Lane by Gemlawn and Landscaping. All in favor MC.

**ASSIGNMENTS**

- 1) PROPERTY KEEPERS to contact Gemlawn and Landscaping regarding removal of 2 Dead Palm Trees located at 7205 Primrose Lane and 7238 Solandra Lane.
- 2) PROPERTY KEEPERS to contact the City of Tamarac to determine if a permit may be requested for individuals renting the clubhouse. If the answer is no, seek attorney opinion on liability or if the clubhouse agreement may be modified to ensure the resident renting it is responsible for any issues which may occur.
- 3) PROEPRTY KEEPERS to contact the City of Tamarac and vendors about the delay in getting permits approved for the tennis court and mill and pave projects and why the mill and paving permit was cancelled.

ADJOUNED at 7:37 PM

**Secretary Certification:**

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

Date: 10 / 7 / 2022

Tasio Vasquez  
Print Name

[Signature]  
Signature

**Chair Approval:**

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

Date: 10 / 6 / 2022

STEPHEN MCKENNA  
Print Name

[Signature]  
Signature