

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Annual Meeting
Thursday, March 22, 2018

Meeting called to order at 7:00 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Nahum Simon, President
Lionel Nimmo, Vice-President
Patricia Bouchette, Secretary
Laraine Church, Treasurer
Lorraine Morales, Director at Large
Thalia Feanny, Director at Large
Raymond Moore, Director at Large
Maxine Elliot, Chairman
Eric Mauro, Property Manager

ABSENTEES

none

APPROVAL OF MINUTES

Call to question by Maxine to approve annual meeting minutes for March 16, 2017 as submitted. Unanimous Approval.

REPORTS

President

By Nahum Simon

- A. Thanked the departing board for all hard work they invested in improving the community.

ELECTION RESULTS

- A. There were seven (7) vacancies on the Board of Directors and exactly seven (7) candidates. Consequently, an election to fill the vacancies was not performed.

The following unit owners were duly appointed:

1. Art Church, Director at Large
2. Bing Wang, Director at Large
3. Barry Harris, Director at Large
4. Lionel Nimmo, Director at Large
5. Lorraine Morales, Director at Large
6. Nahum Simon, Director at Large
7. Raymond Moore, Director at Large

- B. A quorum of homeowners was certified with 147 proxies and votes pertaining to proposed amendments were tallied. Consequently, all proposed amendments were approved (see results below). Amendments effective on date of recording.

Amendment #1

135 (91.8%) unit owners voted in favor of adoption.

Amendment #2

125 (85%) unit owners voted in favor of adoption.

Amendment #3

120 (81.6%) unit owners voted in favor of adoption.

Amendment #4

116 (91.8%) unit owners voted in favor of adoption.

GOOD & WELFARE

- A. Resident shared that Gem Lawn was spraying chemicals on the grounds and had not marked areas for residents to be aware.
- B. Patricia Lemrond, 7237 Solandra, reported that her patio was covered in sand and debris after Gem Lawn completed lawn service. She also wanted to know who to file report with. She was instructed to contact Serafina.
- C. Resident thanked everyone who went door to door to collect ballots to ensure a quorum.
- D. Linda Tyson(?), 7157 Wistera, reported that she submitted pictures and paperwork to Serafina (Andre) in Septemeber about her and her neighbor's, 7155 Wistera, having no grass around their units.
- E. George Betts(?), 7155 Wistera, asked who responsible for cleaning gutters. Instructed to call Serafina to request cleaning.
- F. Steve McKenna, 7057 Marlberry asked about plans and budget for fixing pot holes throughout the community before they worsen. Reported that he fixed a few on Marlberry. Instructed Serafina to drive the community and fix all pot holes.
- G. Veronica Casper, 7130 Canella, report that roof issues for both her unit and her neighbor's unit, 7128 Canella.
- H. Ray Smith, 7272 Papaya, reported that his wooden pergola had termite issue that he reported to J&L and ultimately paid for resolution himself. Stated he had receipt, and asked if board would reimburse him. Told his request would be added to and discussed at the next board meeting.
- I. Ewa Romanowicz, 7120 Canella, reported rotten wood in front of her house to Serafina (Eric) in November 2017. Issue still outstanding despite promise from Serafina to resolve.
- J. Jeannie Singer, 7230 Solandra, inquired about hard wood trimming before hurricane season. Concerned about hanging branch. She was informed that hard wood trimming will be done once contract with Gem Lawn is finalized and schedule and price approved.
- K. Lionel Nimmo, Vice-President, announced plans for vendor performance review, and requested the help of the community in providing feedback.
- L. Jon Evans, 7006 Nandina, reported that tree roots encroaching on his unit and threatening structural damage. Also stated that roofs were in bad condition. Informed him that city/county denied the Associations request to remove the tree. Informed him that tree will be trimmed and possibly have the roots pruned.
- M. George Betts(?), 7155 Wistera, reported that tree roots encroaching on his unit and threatening structural damage.
- N. Murray Prusher, 7121 Mimosa, reported that one of the top horizontal wooden beams on his front pergola needs to be replaced.
- O. Sheryl Doyno, 7147 Wistera, reported water damage wooden floor and ants entering from damaged area. Also reported that there was a sprinkler spraying water in the direction of the unit that need to be addressed. Serafina (Eric) informed that issues that needed to be addressed by the association had been. Sheryl stated that she was never updated about the corrections. Lorraine Morales, director, promised to contact victor about the sprinkler in question.
- P. Lionel Nimmo, Vice-President, requested that Serafina (Eric) informed unit owners of any repairs completed to or around their unit. Serafina agreed to comply with request.
- Q. Thelma Guttadauro, 7110 Carrisa, reported that she had a 6' tree root removed from her toilet plumbing. She reported to J&L and was told that it was unit owner's responsibility. She wanted to clarify who is responsible for repairs caused by root damaged. Informed that the Association was consulting with their attorney to get a definitive answer.
- R. Lionel Nimmo, Vice-President, announced plans for a lawyer reviewed responsibility matrix to help have clear answers about what owners are responsible for and what the Association is responsible for.
- S. Gail Barbei, 7122 Canella, inquired about scheduling an engineer to inspect and access the condition of the community. Informed her that a reserve study, which addresses her concern, is currently underway and results of study should be available by next board meeting.
- T. Resident, suggested that a three (3) person committee be formed to go door to door to record any issues that owners are having. He was informed that issues can be reported by calling the Serafina or emailing board and where to find contact information.
- U. Resident, inquired about status of traffic calming application. Informed her application was submitted and that the city is currently evaluating.
- V. Lynda Scire, 7080 Lantana, reported a large crack in the concrete of her front porch.

W. Bing Wang, 7274 Papaya, offered yearly special assessments as a solution for avoiding an increase to unit owners' monthly dues.

Meeting adjourned at 8:27pm

Certification:

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

Dated: ____/____/_____

Secretary

Signature

Print Name

Approval:

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

Dated: : ____/____/_____

Chair

Signature

Print Name