

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, April 26, 2018

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

ATTENDEES

Lionel, President
Lorraine, Vice President
Barry, Secretary
Art, Treasurer
Raymond, Director
Nahum, Director
Eric Mauro, Property Manager

ABSENTEES

Bing, Director, unexcused
Secretary verified posting of meeting notice.

APPROVAL OF MINUTES

Motion: by Barry to waive the minutes of March 22, 2018 unavailable to read and approve, seconded by Lorraine. Unanimous approval.

REPORTS

President

Lionel

- Booklet includes Acknowledgement of Conduct, Expectations and BOD consent & recording release forms. Nahum, motioned to table discussion of the distributed booklet. 2nd by Art. Motion carried.
- Status Report: 7274 Papaya – Resident requested to be reimbursed for repair of exterior wood contaminated by termites. Board denied reimbursement and management will advise homeowner.
- Pool - New lounge chairs, awning will replaced April 27, 2018. Spa closed by Dept of Health, timer needs to be replaced.
 - April 26, 2018 Meeting with City Commissioner District 4, Debbie Pulasko
 - Beautification Grant – Focus on the front McNab entrance to the community, Application required City of Tamarac, Seeking volunteer.
 - Speed Humps – Application to be filed, 67% of community must approve
 - Potential park area

Upcoming Workshops Results of the Reserve Analysis, Schedule an appointment (May 16, 2018) as a Q&A on the study. Cost of \$150 per hour and 1 hour of travel time.

Motioned made by Nahum, 2nd by Lorraine. Motion carried.

Rules & Regulation Workshop – “Covenant Enforcement” to be led by Lionel.

Violations & Fine Committee meeting – Recommendations of Procedure –Date to be determined.

Vice President

Proposed Amendments passed by 147 votes, recorded by BCPA

- Kaufman Language
- Provisions of Renters & Purchasers
- Rental Restrictions
- Foreclosure & Collections

Serafina will mail out recorded Amendments to the membership.

Next Proposed Amendments

- Provisions of Pets
- Parking & Towing
- Commercial Vehicles
- Maintenance & repair provisions

Issue Log Report- Raymond

7046 Lantana – tree trimming reported by homeowner

7045 Marlberry & 7018 Carissa – Sod requested, tabled to discuss with Gemlawn on year end tree trimming project,

Street sign down on Lantana & Nandina – Estimates

No Parking sign forcefully removed on Papaya Way

7088 Lantana – Gutter needs to be cleaned

7266 Papaya Way – Gutter cleaned – Work ticket closed.

7009 Marlberry Lane – Back sliding door needs paint, -approved by Board

7002 Nandina Lane – Owner claimed new front door, waiting for estimate by Serafina

7049 Marlberry Lane – Front patio wood repair – Estimate received April 26

7088 Lantana Lane – Front door replacement, fascia & wood rotted

7114 Carissa- Pending Estimate for front door

7001 Marlberry Lane- Estimate of front sliding glass door, May 3 evaluation by Serafina

7066 Lantana Lane – Caulking around windows – Evaluation Appointment May 1

7045 Marlberry Lane – Driveway – Roots coming up on driveway

Treasurer

Art

- A. \$1,091,939.31 As of March 31, 2018 (Suntrust, BB&T, CD, Checking & Savings)
\$150,967.89
Total \$1,267,163.34
\$155,945.19 Bank statement as of March 25
\$29,519.52 Deposit into the Reserves since January 2018

Introduction to Membership – Sal from GemLawn Landscaping – Estimate of tree removal, and pruning was distributed to the Board members.

Manager Given by Eric Mauro – Serafina Management

- A. Affidavit by CPA Audit requires Officer's signature
- B. Ratify vote – Motion to ratify expense on Invoice by JP Miller – 7033 Marlberry Lane; moved by Nahum and 2nd by Barry.
- C. Tennis Court Post – Cost of \$850 for 1 set of two. Motioned by Art, 2nd by Nahum, unanimously passed.
- D. Signarama – for street sign on Nandina & Lantana. Motioned made by Lorraine to accept proposal and 2nd by Art, unanimously passed.
- E. Roof Cleaning Project- Lorraine motioned to table – further discuss details on the pressure cleaning of the roofs, 2nd by Art.
- F. Tip Top Roofer – Request for 2nd Quote
- G. Janitorial- 2 proposals received. Art motioned to table, discussion about the cost
- H. Coastline – Club House closet doors. Raymond motioned to accept the proposal, 2nd by Art.
- I. Pool Equipment Cover – Nahum moved to accept Coastline proposal, 2nd by Art. Motion carried.
- J. PaveCo – 7045 Marlberry Lane – Lorraine motioned to accept bid, 2nd by Raymond, passed unanimously.
- K. Koke – 7088 Lantana – Deck wood repair and gutter repair, Nahum moved to accept bid, 2nd by Lorraine, motion carried.

Unfinished Business:

- Committee Sign Up Sheets
- Evaluate Vendor
- Rangley Landscaping – Sod and tree trimming for \$7200

Landscape Committee

Given by Caryl – Hardwood trees trimming on Solandra

Good & Welfare

- 7256 Solandra – Tree roots cracking patio and wall barrier installation pending by J8L when managed.
- Street light out on Solandra
- Reported by Angie Johnston – Vehicle stolen from Primrose, and 2 stolen vehicles left in the community. Advise community by posting on community website.
- George Johnston – Bulk trash being put out before date of pickup. Garbage bins being left exposed.

Meeting adjourned at 8:49pm

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