

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, July 12, 2018

Meeting called to order at 7:02 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Lionel Nimmo, President
Lorraine Morales, Vice President
Barry Harris, Secretary
Art Church, Treasurer
Bing Wang, Director at Large
Nahum Simon, Director at Large
Raymond Moore, Director at Large
Eric Mauro, Property Manager
Andre Barraco, Property Manager

ABSENTEES

none

APPROVAL OF MINUTES

Motion by Nahum, seconded by Lorraine to approve minutes from May 1 and June 28 board meetings as submitted as well as minutes from May 24 board meeting as corrected. Unanimous Approval. MC

REPORTS

President

by Lionel Nimmo.

- A. Stay Clean Pressure Cleaning started on July 9, 2018 from the University entrance.
- B. Work underway on Amendments to help minimize HOA due increase, and strengthen enforcement posture.
- C. Committees formed and chairpersons notified.

Vice- President

by Lorraine Morales

- A. Four (4) pet curbing statute signs installed on Brookwood Blvd by City of Tamarac
- B. Legal Meeting with Counsel – Office of Lydecker Diaz (J&L vs TLC) Joint Stipulation of Settlement
- C. Legal Meeting with Counsel – Office of Katzman & Chandler (Proposed Amendments & Rules & Regulation
- D. Accounts prepared for Liens by Katzman & Chandler

Treasurer

by Art Church

as of June 30, 2018

- A. Checking & Savings: \$1,122,017.54
- B. Total Assets: \$1,254,029.22
- C. Year-To-Date Reserves Collected: \$59,039.04
- D. Total Reserves: \$1,005,488.64
- E. Delinquencies: ?

Issue Log

by Raymond Moore

- A. 27 issues opened, 3 closed; 21 outstanding greater than a month

Property Manager

by Eric Mauro and Andre Barraco

- A. Vendor Contract Evaluation Draft, Update based on feedback due July 23, 2018
- B. Financial Products Schedule - Not Provided, due July 27, 2018
- C. TLC Real Property Inventory - Not Provided. Guidance given. due July 26, 2018
- D. Wooden Garage Door Count and Locations - Provided by email.

- E. Pool Equipment Cover Replacement Project - Completion by end of July
- F. Double arrow no parking signs Estimate - Signorama - \$985 for 8 signs installed.
- G. Approved roof repairs for 7055 and 7057 Marlberry - Delvin Roofing to start July 23, 2018

APPROVALS

Motion by Nahum, seconded by Barry to approve roof repair estimates from Delvin for 7252 Solandra, 7249 Solandra, and 7127 Mimosa. Approval contingent on completion by July 29th. Unanimous approval. MC. Proposal #'s NA.

Motion by Barry, seconded by Nahum to table consideration of Gem Lawn estimate for root pruning, stump grinding, and tree removal. Proposal # 800.

Motion by Barry, seconded by Lorraine to approve gutter repairs estimate from Bentley Gutters for 7002 Nandina, 7012 Nandina, 7004 Lantana, and 7007 Marlberry. Unanimous approval. MC. Proposal # NA.

Motion by Nahum, seconded by Art to approve garage door replacement estimates from Coast to Coast Garage Door for 7008 Nandina, 7010 Nandina, 7012 Nandina, 7038 Nandina, 7051 Marlberry, and 7139 Wisteria. One (1) opposed - Lorraine, all others in favor. MC. Proposal #'s NA.

Motion by Nahum, seconded by Raymond to table consideration of window and door replacement estimates from Vico Window Inc. and East Coast Windows & Doors for 7012 Lantana, 7066 Lantana, 7001 Marlberry, and 7252 Solandra. Serafina to provide further information. Five (5) in Favor - Barry, Bing, Lorraine, Nahum, and Raymond; Two (2) opposed - Art and Lionel. MC. Proposal #'s ECWD-181685, ECWD-181686, VW-90512, VW-90513, VW-90651

Motion by Nahum, seconded by Barry to approve all trim, fascia, deck, and painting repair estimates from Koke Remodeling, LLC on a per unit basis. Unanimous approval. MC.

- A. 7062 Lantana, motion to approve 11 porch beams and fascia repair by Lorraine, seconded by Nahum. Unanimous approval. MC. Invoice # NA.
- B. 7064 Lantana, motion to approve 50 feet of window trim by Art, seconded by Barry. Unanimous approval. MC. Invoice #62741.
- C. 7066 Lantana, motion to approve 130 feet of window trim by Nahum, seconded by Raymond. Unanimous approval. MC. Invoice #70563.
- D. 7066 Lantana, motion to approve replace porch beam hurricane brackets, replace fascia, and prep and paint Lorraine, seconded by Barry. Unanimous approval. MC. Invoice #62739.
- E. 7132 Canella, motion to approve 11 porch beams and fascia repair by Art, seconded by Barry. Unanimous approval. MC. Invoice # NA.
- F. 7139 Wisteria, motion to approve 30 feet of window trim by Art, seconded by Nahum. One (1) opposed - Lorraine, all others in favor. MC. Invoice #62735.
- G. 7249 Solandra, motion to approve 11 porch beams and fascia repair by Nahum, seconded by Barry. Unanimous approval. MC. Invoice # NA.
- H. 7147 Wisteria, motion to approve 11 porch beams, fascia repair, and 150 feet of window trim by Barry, seconded by Art. Unanimous approval. MC. Invoice #70532.
- I. 7126 Canella, motion to deny front porch wall repaint by Nahum, seconded by Lorraine. Owner responsibility. Unanimous approval. MC. Invoice #62737.

Motion by Nahum, seconded by Barry to approve front porch crossbeam and one (1) foot of fascia estimate from Coastline PC & Maintenance Inc. for 7062 Lantana. Unanimous approval. MC. Invoice # NA.

Motion by Lorraine, seconded by Barry to approve all front door replacement estimates from Coastline PC & Maintenance Inc. on a per unit basis. Unanimous approval. MC. Invoice # NA.

- A. 7066 Lantana, motion to approve front door replacement by Art, seconded by Barry. Door was replaced by bank after foreclosure without ACR approval. New owner bought as is. Unanimously opposed. Motion Failed (MF).
- B. 7002 Nandina, motion to deny front door replacement by Nahum, seconded by Raymond. New floor installation (too high) causing scapping with bottom of door. Unanimous approval. MC.

- C. 7114 Carissa, motion to approve plain solid metal front door replacement by Barry, seconded by Raymond. One (1) opposed - Lorraine, all others in favor. MC.
- D. 7127 Mimosa, motion to deny front door replacement by Lorraine, seconded by Art. Need estimates for repairing door jamb. One (1) opposed - Barry, all others in favor. MC.

Motion by Lorraine, seconded by Raymond to approve garage door replacement estimate from Coast to Coast Garage Door for 7040 Nandina. Unanimous approval. MC. Proposal #'s NA.

COMMITTEE REPORTS

Landscape

by Jeannie Singer on behalf of Caryl Cantlay.

- A. Tree on Brookwood Blvd between Primrose and Solandra has hanging branches the need to be removed.
- B. No Updates on the fishtail palms project.

Parking Study

by Nahum Simon.

- A. Committee recommends the Board proceed with Stage 1 of submitted parking proposal.

Finance

by Lionel Nimmo on behalf of Bryan Baud.

- A. Committee meet with VILAC Financial Advisor Amber Jones on July 10, 2018.

Pet Registration

by Maxine Elliot

- A. Animal Registration form has been submitted and requests that copies be distributed to Block Captains.

Beautification

by Barry Harris

- A. Grant Application is under consideration. TLC is 2 of 3 three District 4 candidates. Waiting for reply on selection.

NEW BUSINESS

President announced that Barry Harris resigned as Secretary but will continue as a director at large. Nominations for vacancy opened. Lorraine Morales nominated herself and was the only nomination. Lorraine accepted position as Secretary.

Motion by Art, seconded by Barry to approve reimbursement of association related expenditures, receipts provided, to Lorraine Morales. Expenditures included fees for copies, flyers, laminations, etc. and other association related materials purchased using her personal funds. Unanimous approval. MC.

GOOD & WELFARE

- A. Maxine Elliot reported light post next to 7038 has a broken light.
- B. George Johnston reported loose No Parking sign nailed to Primrose mailbox and needs to be reattached to new post.
- C. Raymond Moore reported that window at 7240 Solandra developed a hard to remove haze on window after roof cleaning.
- D. Steve McKenna recommended that all the small pot holes throughout the community be addressed now before they get worse.

Meeting adjourned at 9:17pm

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