

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

Meeting called to order at 7:04 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

**ATTENDEES**

Lionel Nimmo, President  
Lorraine Morales, Vice President  
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**

Barry Harris, Secretary

**APPROVAL OF MINUTES**

**Motion** by Nahum, seconded by Raymond to waive reading of minutes. Unanimous approval. MC.

**Motion** by Nahum, seconded by Art to approve minutes from July 12 board meeting as corrected. Unanimous approval. MC.

Announcement that residents can access minutes from the website or can request a copy from the Property Manager.

**REPORTS**

**President**

by Lionel Nimmo.

- A. Poled attendees to gauge interest in commercial grade access control and surveillance systems for the pool and tennis court. Most attendees were disinterested, but would consider cheaper, consumer grade systems. Topic tabled for further discussion.
- B. Broken street light posted next to 7038 Nandina has been repaired by City. Maxine Elliott, reporting unit owner, confirmed resolution.
- C. Announced release of Vendor Performance Survey. Informed attendees that all unit owners should receive form from property manager after completion of any relevant repairs. Also, advised that form is available for download from the website and encouraged pro-active submissions for any vendor on site. Committees formed and chairpersons notified.

**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 Reserve Contributions: \$68,878.88
- D. Total Reserves: \$1,005,488.64
- E. Delinquencies: ?

**Issue Log**

by Raymond Moore

- A. 21 issues opened, 16 closed in June; 13 outstanding greater than a month

**Property Manager**

by Andre Barraco

- A. Financial Products Schedule not completed. Andre will present at next board meeting.

- B. TLC Real Property Inventory not completed. Brief discussion to clarify what items should be considered real property. Andre will present at next board meeting.
- C. Broward County Tree Preservation Trust Fund estimate for replacing canopy lost with removal of problematic trees will be ready for next board meeting.
- D. Pool equipment cover project completion date moved back to August 8<sup>th</sup>.
- E. Installation of community center closet doors set for August 30<sup>th</sup>.
- F. Pricing adjustment of one hundred and fifty (150) dollar for cleaning mailbox roofs was approved by Serafina (Eric).
  - Several attendees pointed out adjustment should not have been approved because mailbox roofs were included in contract. Serafina will discuss with vendor, Stay Clean Systems of America, Inc.

## **APPROVALS**

**Motion** by Lorraine, seconded by Nahum to approve pool filters and spa chemical (acid) feeder replacement estimate from Better Pool & SPA Services, Inc for the community center pool and spa. Unanimous approval. MC. Proposal # NA.

**Motion** by Nahum, seconded by Art to approve roof repair estimate from RHI Construction Inc. for 7007 Marlberry. Lionel, unit owner, recused himself and Lorraine acted as chairman for this motion. Unanimous approval. MC. Proposal # NA.

**Motion** by Nahum, seconded by Raymond to approve pressure cleaning of community entrances estimate from Stay Clean Systems of America, Inc. One (1) in favor - Nahum; one (1) abstained - Lorraine; four (4) opposed - Art, Bing, Lionel, Raymond. MF.

## **COMMITTEE REPORTS**

### **Landscape**

by Jeannie Singer on behalf of Caryl Cantlay.

- A. Tree on Brookwood Blvd between Primrose and Solandra with hanging branches has been marked for removal.
  - Serafina (Andre) stated that Sal from Gem Lawn has been informed about issue, and will meet on site to address concern.
- B. Leaning tree on Brookwood Blvd between Primrose and Solandra has been marked for re-staking.
  - Serafina (Andre) stated that Sal from Gem Lawn has been informed about issue, and will meet on site to address concern.
- C. No Updates on the fishtail palms project.

### **Legal**

by Lorraine Morales.

- A. Reported that committee confirmed with Association attorney that one director can hold multiple officer positions.

### **Parking Study**

by Nahum Simon.

- A. Committee waiting on the results on community demographics for Lorraine before proceeding with plan.
  - Lorraine promised to have by August 5, 2018.

### **Beautification**

by Lionel Nimmo on behalf of Barry Harris

- A. Received notification that the City of Tamarac awarded TLC with a grant for 50% of the Norman Tozzi Lawn Service proposal. Residents should expect the beautification of front entrances to be completed within the next couple of months.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

**Motion** by Nahum, seconded by Art to set amenities key replacement fee to five (5) dollars. Board discussed, and chairman then opened discussion to unit owners. Two (2) in favor - Nahum, Lorraine; four (4) opposed - Art, Bing, Lionel, Raymond. MF.

**Motion** by Bing to set amenities key replacement fee to fifteen (15) dollars. No second. MF

**Motion** by Art to set amenities key replacement fee to five (5) dollars for first replacement and twenty-five (25) dollars for each replacement there after until transfer of title of unit. No second. MF

**Motion** by Nahum to set amenities key replacement fee to five (5) dollars for first replacement and fifteen (15) dollars for each replacement thereafter during a single calendar year. No second. MF

**Motion** by Raymond, seconded by Art to set amenities key replacement fee to five (5) dollars for first replacement and twenty-five (25) dollars for each replacement thereafter during a single calendar year. Five (5) in favor - Art, Bing, Lorraine, Lionel, Raymond; one (1) abstained - Nahum. MC

## **GOOD & WELFARE**

- A. Ray Ruggiere, 7123 Mimosa, reported 7115 Mimosa and 7119 Mimosa have trees growing into the units' roofs. Trees are growing where most units have shrubs, so believed to be within unit's three (3) foot easement. Gem Lawn not trimming.
- B. Thelma Guttadauro, 7110 Carrisa, reported grass in back dying. Believes that it has to with an over saturation of weed killer applied to the grass in reported area.
  - Informed that Serafina is conducting a survey of community to identify all areas requiring sod replacement. Serafina (Andre) stated that issue will be resolved by next board meeting.
- C. Laraine Church, 7116 Carrisa, expressed concern that the algae and decomposed leaves in the pool is a health hazard and recommended it be closed until issue is resolved.
  - Informed that the pool would be closed first thing in the morning and would remain so until issue resolved.
- D. Laraine Church, 7116 Carrisa, reported that Coastline was preparing to replace the front door of 7114 Carissa with a six-panel door.
  - Board restated its requirements, plain solid door with optional peep hole, to Serafina and instructed them to contact Coastline immediately to ensure the correct door was installed at this unit and all future units.
- E. Carol Gagnon, 7066 Lantana, requested clarification on requirements for front door material.
  - Informed that it can be any material as long as it is 'to code' and that peep hole was optional.
- F. Jeanne Singer, 7230 Solandra, requested status of approval for tree removal and root pruning proposal from Gem Lawn.
  - Informed that board is waiting for Serafina to present an estimate for the Broward county tree preservation trust fund before deciding.
- G. Resident inquired about the City of Tamarac's Bike Path Project effect on the community.
- H. George Johnston, 7226 Primrose, expressed concern that Stay Clean Systems of America, Inc. was not adhering to the terms of their contract with TLC, and that cleaning mailbox roofs should not require further payment. Also asked that Board contact Stay Clean Systems of America, Inc. about changing 'set' prices (\$30 to \$20) for cleaning front porches.
  - Restated that Serafina (Eric) will notify vendor that Association has denied request for additional one hundred and fifty (150) dollars. Informed Mr. Johnston that front porch work is not part of the contract between the Association and the vendor. Also, stated that any agreement between an owner and a vendor is outside of the Associations control. Steve McKenna recommended that all the small pot holes throughout the community be addressed now before they get worse.

Meeting adjourned at 8:09pm

### **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