

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, August 23, 2018

Meeting called to order at 7:09 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established

**ATTENDEES**

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

**ABSENTEES**

Bing Wang, Director, Excused

**Verification of Notice – Done**

**APPROVAL OF MINUTES**

**The Chair will entertain a motion to waive the reading of the following minutes: July 26, May 24, April 4- Strategic Planning, and March 22-Organizational Meeting**

*Motion:* to move by Nahum, 2nd by Barry to waive reading of the above dates Board meeting, as submitted

*Vote:* Unanimous approval.

*Resolved:* The minutes of the above date meetings are approved as corrected and entered into the Association records. Moving forward this motion has been passed, recorded minutes and a hard copy are to be posted on the website to save time at monthly meetings. At the next meeting, board members will vote to accept.

July 26, 2018, Nahum moves to accept the minutes, 2<sup>nd</sup> by Barry, motion carried. Minutes accepted.

May 24, 2018, Barry moves to accept the minutes, 2<sup>nd</sup> by Lorraine, motion carried. Minutes accepted

April 4 – Strategic Board Meeting Minutes, Barry motioned, 2<sup>nd</sup> by Nahum, motion carried. Minutes accepted

March 22, 2018 – Organizational Meeting Minutes, Barry motioned, 2<sup>nd</sup> by Nahum, motion carried. Minutes accepted

**Announcements: New Owners & Tenants**

Presented by Vice President Lorraine

Property Owners:

7128 Canella Court – Gloria Vargas

7020 Nandina Court – Mr. Sebi Moses & Mrs. Deepa John

7054 Lantana Lane – Herson Dario Arango – Hernandez & Yadira Perez Llanes

Renters:

7136 Canella Court-Chris Gutierrez & Brynne Bernier

7238 Solandra Lane – Patricia Caswell

New Residents will be welcomed on the association website

## REPORTS

### President

Given by Lionel

#### A. Announcements

Delinquent restrictions on the Clubhouse rentals. Any units moving forward having a balance will not be able to rent out the Clubhouse. Raymond Moore is the handling the reservations.

**Architectural Requests-** will be considered for approval on a monthly basis. Due at the Board meeting.

**Vendor Evaluation-** Appoint Evaluation Committee & Set Criteria

Nahum proposed at the meeting of May 24, 2018 the criteria and guidelines. Highlights: Executive Officer Committee, it would be best if the director handling issue log, in the event of Officer absent, having one Director at large and one member of the Community, rotating spot potential committee chair. Raymond & Nahum accepted rolls. No member of the community volunteered.

- Root Pruning – Field trip will be scheduled with Sal from Gemlawn Landscaping
- Budget Workshop – Tentatively for September 21, 2018
- Serafina Property Management- Anniversary for

**Vice President:** Rules & Regulations, Proposed Amendments–Drafted by MaryAnn @ Katzman – Not able to provide for the Board meeting, hope to have and present at the September's meeting.

**Treasurer** Art gave the Treasurer's report as follows:

- A. Total checking & savings as of July 31, 2018 \$1,128,034.24
- B. Total Assets \$1,241,728.71
- C. Liabilities \$93,244.23
- D. Total Reserves: \$1,015,689.24
- E. Delinquencies: 30 days = 11, 60 days = 8 units and 90 days =14

June 30 Reserves correction \$1,500,488.64 & Reserves collected \$59,039.04

### Issue Call Log Report: Raymond

- ❖ Opened Issues
- ❖ Month of Aug 10 issues closed
- ❖ Eight action past 7 days
- ❖ Eight issues over a month, includes garage doors and pending installations

**Manager:** Given by Eric Mauro

- A. 7219 Primrose – Architectural request for hurricane shutter installation (approval pending on color clearance and updated certificate of liability and certificate holder) Motion by Nahum, 2<sup>nd</sup> by Art, motion carried.
- B. 7066 Lantana – Front door installation by Home Depot, fiberglass single door, color brown provided by Serafina Property Management. Motion by Nahum, 2<sup>nd</sup> by Barry. Motion carried
- C. 7011 Marlberry Lane – Installation of brown accordion shutter to back sliding glass door in Florida room.
- D. 7011 Marlberry Lane – Install a new garage door in the chocolate color-Broten Garage Door & Gate For 7011 –Motion by Nahum, 2<sup>nd</sup> by Barry, motion carried.
- E. 7272 Papaya – JP Miller - Facia in the back infected with termites, Motion by Art, 2<sup>nd</sup> Barry and motion carried
- F. PaveCo – Proposed Estimate for several locations through the community, motion by Lorraine to accept estimate of \$7865, 2<sup>nd</sup> by Barry. Motion made by Nahum, to table to next meeting, to get Serafina to get the list of locations, 2<sup>nd</sup> by Barry.
- G. Devlin Roofing- 7040 Nandina –Motion by Barry to accept the estimate of \$1250 for the repair work, 2<sup>nd</sup> by Nahum. Motion carried with the issue with timeframe, Andre will call and have Devlin to do in 2 weeks.
- H. Devlin Roofing, RHI & Tip Top Estimates- 7033 Marlberry – Motion by Barry to accept the estimate in the amount of \$2300 by Devlin, 2<sup>nd</sup> by Nahum-withdraws. He moves to accept both repairs with RHI, with a reduction of \$250 7132 and 7033. 2<sup>nd</sup> by Barry. Motion carried.
- I. Koke Remodeling – 7126 Canella – Front porch wall seal and paint. Motion by Raymond, 2<sup>nd</sup> by Art, Iopposition by Lorraine. Motion carried.

- J. Koke Remodeling – 7064 Lantana-wooden trim by two sliding glass doors – Approved in July and repairs were done for unit 7066 (Repeated issue and correction to be ratified)
- K. Koke Remodeling – 7272 Papaya-Wooden trim replacement one window. Motion by Art, and 2<sup>nd</sup> by Barry. The amount under \$500 requires two Officers approval, Art and Lorraine.

#### **Landscape Committee**

Given by Caryl

- A. Fishtail were taken care by Gemlawn, he recommends that the palm prongs hanging 18 feet will be cared for. And require monthly maintenance due to rain season,
- B. Comments by Caryl -The front hedges in the past where not leveled with the front cement wall, due to residents having statues, plants pots with flowers on them.
- C. Comment by Barry – The hedges around the air conditioner unit should grow enough to cover them. Landscaper workers keep trimming them. Will be bought to GemLawn
- D. Field Tree - Tree Roots issue growing under the foundations of some home.

#### **Parking Study Report: Nahum**

Chairperson read a sample of memo intended to the membership all board members to receive a copy by email. Nahum moves along with Parking Study Committee to establish quotes on parking decals for residents and guests.

Motion made by Art, 2<sup>nd</sup> by Barry, motion carried.

#### **Animal Registration Committee: Maxine**

A mini distribution date will be scheduled with the Block captains to assist in circulation and collection of the forms.

#### **Beautification Committee: Barry**

City of Tamarac – Marcia Oban at the Development Department, gave Barry the authorization to proceed with project.

Norman the selected Landscaper for the McNab entrance median and the back by University and Wisteria. Request an Invoice

Serafina Property Management to cut a check in the amount of \$2500, Photos of before and after required.

Feedback from President, he met with engineer, and the discussion was the center median of McNab will be shorten for bikeway. The advice by the Chair, postpone the beautification with Marcia Oban,- Neighborhood Partnership Program.

#### **Unfinished Business:**

Per counsel recommendation on via email approval – only emergency approval by email voting

#### **New Business:**

Pristine – Janitorial Service to Clubhouse, Andre & Art is setting with other vendors to schedule interview.

#### **Good Welfare:**

- Angie Johnston – What is the process of unit in arrears? 30 days resident gets a letter and a phone call from Serafina Property Management. At 60 days the account is reported by Serafina Property Management to attorney's Katzman Chandler office.
- Ray Ruggiero- Reports that homes 7115 & 7119 Mimosa have Italian Cypress trees planted along the homes. Andre will meet with Ray on this matter.
- George Johnston – Asking does the association cover window screens
- Jeannie- Will mailbox roofs be pressured clean? Does the McNab & University entrances have electrical power for the lighting of the beautification project? Andre is to investigate.
- Carol Gagnon- Request for front door paint.
- Thelma – 7110 Carissa Court, tree hedges with termites. Interested in doing a walk thru that at the moment contains hedges, having those remove. Requested brown paint for the shutter
- Art Church – Shared that the rental of clubhouse did not vacate until 1am.

Meeting adjourned at 8:33pm

Lorraine motioned to adjourn the meeting at 8:33pm, 2<sup>nd</sup> by Barry.

**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