

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, September 27, 2018

Meeting called to order at 7:11 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Lionel Nimmo, President
Lorraine Morales, Vice President & Secretary
Art Church, Treasurer
Barry Harris, Director
Raymond Moore, Director
Nahum Simon, Director
Eric Mauro, Property Manager- is not expected to join us moving forward at the Board Meetings.
Andre Barraco, Serafina Property Management

ABSENTEES

Bing Wang, Director at Large

APPROVAL OF MINUTES

Motion by Nahum, seconded by Barry to waive reading of minutes for April 26, 2018 and August 23, 2018 Board meetings. Unanimous approval. MC.

Motion by Nahum, seconded by Barry to accept April 26, 2018 minutes. Unanimous approved. MC.

- Lionel requested that more details, i.e. vendors name and invoice numbers, be included in future minutes.

Motion by Nahum, seconded by Art to accept August 23, 2018 minutes. Unanimous approval. MC.

REPORTS

President

by Lionel Nimmo.

- A. Delinquent accounts will not be able to rent the Clubhouse.
- B. Architectural Request Change forms will be approved at the monthly board meetings only and must be submitted before or at the Board Meeting for Board approval.
- C. Gem Lawn field trip with Landscaping Committee & Board Members on September 17, 2018, Sal to generate new Invoice/Proposal.
- D. Town Hall Meeting – Three Mayoral Candidates.
- E. Budget Workshops – October 11 & October 23

Vice President

by Lorraine Morales.

- A. New Neighbors for October:
 - i. Owners
 - i. 7001 Marlberry Lane – Marco A. Diaz & Emily Martinez.
 - ii. 7023 Marlberry Lane – Margarita & Irving G. Rivera.
 - ii. Tenants
 - i. None.

Treasurer

by Art Church

as of August 31, 2018

- A. Checking & Savings: \$1,135,898.28
- B. Total Assets: \$1,250,700.73
- C. Total Liabilities: \$70,161.00
- D. Total Reserves: \$1,025,509.08
- E. Delinquencies: 22 accounts totaling \$29,476.00

Issue Log

by Raymond Moore

- A. 9 issues open (action taken on 6 in last 7 days), 7 closed in September; issues outstanding for greater than a month not reported.

Property Manager

by Andre Barraco

- A. Broward County Preservation require filing for a permit \$150, County will send out an arborist and determine canopy square footage.
- B. Vendor Performance Survey – forms given to Sue DiPasquale for copy records, originals for Lorraine Morales.
- C. ACRs – None.

APPROVALS

Motion by Barry, seconded by Nahum, to accept bid from Blind Int'l for blind replacement \$1470 in Clubhouse. Color selected Ivory. Unanimous approval. MC.

Motion by Nahum, seconded by Barry, to accept bid from Coastline to replace front doors \$1095 each on 7220 Primrose & 7157 Wisteria Way. **Motion** by Barry, seconded by Lorraine to table. Three (3) in favor – Barry, Art, Lorraine; three (3) opposed - Nahum, Raymond, Lionel. MF. Four (4) in favor - Barry, Nahum, Raymond, Lionel; two (2) abstained - Lorraine, Art. MC.

Motion by Barry, seconded by Raymond to accept Coastline to repair exterior stucco at \$265 each, for 7202 Primrose Ln & 7249 Solandra Ln. Five (5) in favor - Barry, Nahum, Raymond, Lionel, Art; one (1) abstained - Lorraine. MC.

Motion by Barry, seconded by Nahum to accept Devlin Roofing, for repairs at 7034 Nandina Ln \$1250. Unanimous approval. MC.

Motion by Nahum, seconded by Barry, to accept Devlin Roofing, \$1175 for repairs at 7116 Carissa Ct. Three (3) in favor - Nahum, Raymond, Barry; three (3) opposed - Lionel, Lorraine, Art. MC.

Motion by Barry, seconded by Nahum, to accept Devlin Roofing, \$975 repair work in the adjacent wall in garage for 7064 & 7066. Five (5) in favor - Nahum, Raymond, Barry, Lorraine, Lionel; one (1) abstained - Art. MC.

Motion by Barry, seconded by Art, to accept bids from Koke Remodeling for trellis repairs at 7126 Canella, 7131 Canella, 7134 Canella, 7137 Wisteria, 7139 Wisteria, 7123 Mimosa, 7019 Marlberry, and 7226 Primrose. During discussion Raymond volunteered to inspect locations resulting in a new **Motion** by Nahum, seconded by Raymond to table. Two in favor - Raymond, Nahum; one (1) opposed; two (2) abstained - Lorraine, Art. MC and original motion tabled.

Motion by Nahum, seconded by Raymond to table consideration of bids from Koke Remodeling for trellis repairs at 7266 Papaya and 7255 Solandra. Five (5) in favor - Nahum, Raymond, Art, Lorraine, Lionel; one (1) opposed - Barry. MC.

Motion by Art, seconded by Nahum, to accept bid from Better Pool & Spa, service contract to resurface pool, install new gutters and stairway cap tiles, clean filters (option 1 - \$10,750) and hand clean and acid wash all perimeter tiles and re-grout (option 2 - \$875) for a total of \$11,625. During discussion, Andre stated that Depart of Health required these repairs. Unanimous approval. MC.

- Lionel requested quote installation of LED lights from Better Pool & Spa.

COMMITTEE REPORTS

Landscape

by Caryl Cantlay.

- A. Nothing new to report, pending of tree pruning and removal of trees.

Animal Registration

by Steve McKenna.

- A. Purpose of distributing form, to regulate, collection of data, vaccination, breed update and ownership.

Legal

by Lorraine Morales.

- B. Katzman & Chandler – MaryAnn not returning phone calls and or emails in regards to Proposed Amendments and the Rules & Regulations.

Parking Study

by Nahum Simon.

- A. No updates.

Finance

by Art Church.

- A. No updates.

Beautification

by Barry Harris

- A. No updates.
- B. Lorraine reported that the bike lane project will not be completed until next year (2019) and damaged irrigation to be taken care of as soon as county schedules an appointment with the vendor All County Irrigation.

UNFINISHED BUSINESS

Motion by Art, seconded by Lorraine to accept contract from Better Pool & Spa for monthly pool and spa cleaning and maintenance service in the amount of \$475 per month. By entering this contract, the warranty for resurfacing is increased from one (1) year to five (5) years. Unanimous approval. MC.

Motion by Art, seconded by Nahum, to approve bid from The Cleaning Cadet for janitorial services at the clubhouse in the amount of \$628 per month and provide Pristine World cleaners a 30-day written notice of termination. Unanimous approval. MC.

Motion by Art, seconded by Nahum, to remove hedges at 7110 Carrisa Ct, cost to be paid by association. Five (5) in favor - Nahum, Art, Raymond, Barry, Lionel; one (1) abstained - Lorraine. MC.

At 8:28pm Nahum was excused to attend a personal matter. A quorum, five (5), of the board members remained and meeting continued.

NEW BUSINESS

None.

GOOD & WELFARE

- A. Jeannie Singer reported the No Parking sign on left hand side of Solandra Ln entrance is down after the tree trimming.
- B. Lorraine Morales reported from an email from Serafina, homeowner requests a payment plan Sept 28 \$200, Oct 12 \$500 and Nov 9 \$500.
 - **Motion** by Raymond, seconded by Art to accept plan with consideration if homeowner defaults, account will be sent to Katzman & Chandler. Unanimous approval. MC.
- C. Ray Ruggiero reported that a home on Mimosa Way has Italian trees, large tall trees, Andre is to go and do an inspection and determine if they should be taken out or stay. If trees are unsightly or have potential to cause damage, then Serafina will send violation to owners.
- D. Barry Harris reported 7148 Brookwood Blvd- an aide keeps parking on the grass.
- E. Patricia Lemrond, 7237 Solandra, reported 7235 Solandra Ln garage door is rotting in the bottom.

Motion by Art, seconded by Raymond to adjourn the meeting. Unanimous approval. MC. Meeting adjourned at 8:48pm.

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