

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, October 25, 2018

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

ATTENDEES

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

ABSENTEES

Barry Harris, Director at Large

APPROVAL OF MINUTES

Reading of September 27, 2018 minutes by Lorraine Morales.

Motion by Nahum, seconded by Art to accept September 27, 2018 minutes as corrected. Unanimous approval. MC.

REPORTS

President

by Lionel Nimmo.

- A. Last workshop for 2019 Budget set for November 4, 2018
- B. Special Meeting for approving the 2019 Budget is scheduled for December 6, 2018
- C. Reporting of issues to Serafina Management, process should be is homeowner to be in direct contact

Vice President

by Lorraine Morales.

- A. New Neighbors for October:
 - i. Owners
7053 Marlberry Ln – Lorna Lewis
 - ii. Tenants/Occupancy
 - i. 7011 Marlberry Ln – John Westley & Sean Schaefer
 - ii. 7125 Mimosa Way – David Weilbel

Treasurer

by Art Church

- A. 7 Delinquencies = \$17,044.00

No other Reports Available from Serafina Management

Issue Log

by Raymond Moore

- A. 10 opened issues (action taken on 6 in last 7 days), 7 closed in October; 6 outstanding greater than a month

Property Manager

by Andre Barraco

- A. Broward County Tree Preservation Trust Fund – Arborist at the Governmental Center states an application and license is applied for and contract is approved they come out to dictate what the canopy credit is.
- B. Clubhouse blinds in crème/beige installation completed.
- C. Department of Health requested NO DIVING & NO STANDING SIGNS installed, pool rules sign will be installed tomorrow October 26, 2018 University entrance pending a call back from FPL to set a service appointment.

- D. Paving Bid – Only one (1) bid was received
- E. Water Heater – Only one (1) bid for a tank-less water heater, included in the monthly package
- F. Exterior storage room mold removal – There is mold and waiting for Thursday to get a bid on removal of drywall.
- G. Entrance to community lights on McNab Road– Bids included in the monthly package
- H. Better Pools & Spa – First week of November to get bids on the LED pool lights
- I. Paint codes– All Board members received an email with the paint codes
- J. 7254 Solandra Ln – Sink hole & drain line repair – Estimates pending, for next Wednesday. Forward to counsel for advice.
- K. Cut, removal of half of hardwood tree by windstorm and dump debris- Behind to Nahum’s home on Solandra Ln. Invoice # 383138 from Noel Tree Service, required two officers. Approved by Three Officers, Lorraine, Art and Lionel, in the amount \$285.
- L. No Parking sign on Solandra Ln, will be installed on October 26, 2018
- M. Tennis Court Resurfacing bids – Not included in the package, bid received by PaveCo
- N. University entrance light fixture – FPL needs to be contacted to rejuvenate the electrical power
- O. Cone purchase has not been done, Eric PM suggest 4 to block off any future issues.
- P. Department of Health pool inspection on Oct 26, 2018 – No Diving Sign requested installed and ready for inspection.
- Q. Vendor Performance Surveys – Chairperson will receive a list of homeowners that had repairs done to be get in contact with them and obtain a vendor performance survey.
- R. Pending Approvals: No Architectural Change Request
- S. New Vendors start date: The Cleaning Cadet – Nov 1, 2018, Pristine last day – Oct 31, 2018, Better Pool & Spa – November 1, 2018, DCR has been notified of their termination.
- T. Adhoc Repairs approved by Serafina:
 - Irrigation repairs/damages from bike path project on Brookwood Blvd \$374
 - Paver repairs front of clubhouse entrance \$250
 - Concrete repairs at 7038, next to garage door level at time of installation \$150
 - New pool equipment lockman security, pad locks at \$64
 - Handyman Harold cleaned up old caulk and re-caulked 5-6 units’ windows causing water intrusion
 - Pool Signage – 2 BSO No Trespassing, 1 Pool Rules, 2 No Diving and 2 No standing signs total cost \$400.
- U. Clubhouse entrance door soft close mechanism needs to be looked into.

APPROVALS

Motion by Nahum, seconded by Raymond to accept Coastal General Contracting & Development Quote #10073 in the amount of \$6990. Chair will entertain motion to table this conversation until we have renderings of more details of the materials being used and be presented. Motion by Art, seconded by Nahum to table to discuss at next month’s meeting.

Motion by Nahum, seconded by Raymond to accept bid from Gem Lawn for the removal of trees. Estimate no #800 in the amount of \$20,500. MC.

- Serafina to follow up with county about canopy replacement.

Motion by Nahum, seconded by Art to accept A.R.C. Maintenance – trellis (7255 Solandra, 7123 Mimosa, 7019 Marlberrry, 7217 Primrose) Proposal \$3,340 Proof of concept and continue on others reported. MC Unanimously.

Motion by Nahum, seconded by Lorraine to accept Family Five Electric Invoice #2324 for \$590.00 new entry lighting on the McNab Rd entrance.

COMMITTEE REPORTS

Landscape

by Jeannie Singer on behalf of Caryl Cantlay.

- A. No Updates.

Legal

by Lorraine Morales.

- A. Draft copy of Rules and Regulations received by MaryAnn Katzman

Parking Study

by Nahum Simon.

- A. No updates.

Finance

by Art Church.

- A. No updates.

Pet Registration

by Maxine.

- A. Forms are being returned

Evaluation Performance Survey

by Sue DePasquale.

- A. One survey collected

Beautification

by Barry Harris.

- A. Not present

UNFINISHED BUSINESS

Motion by Raymond, seconded by Art to accept PaveCo bid in the amount \$7865 for repairs of potholes. Nahum motioned to table discussion, seconded by Lorraine. Bing will recommend a small paving company to Serafina, for a second bid.

Motion by Art, seconded by Lorraine to accept Serafina’s Contract Addendum Provision Management increase of fee effective January 1, 2019. Unanimously approved. MC

NEW BUSINESS

None.

GOOD & WELFARE

- A. Thelam Guttadauro, 7110 Carissa Ct, reports weeds issue and white fly on the hedges around the pool.
- B. Ray Ruggiere, 7123 Mimosa Way comments on the remodeling of the clubhouse rest rooms
- C. Jeanne Singer, 7230 Solandra Lane, reported that resident of 7119 Mimosa Way, parks vehicle on Solandra Lane
- D. Carol Gagnon, 7066 Lantana Lane, shares that additional expense to the remodeling requirement by Broward County Department of Health to obtain an asbestos survey done with any renovations. As a certified building inspector for asbestos.
- E. Announcement by Dione Nimmo – Introduction to Communication Committee Chairperson and new ideas (social media, emails, etc).
 - Nahum voiced that in the past TLC had a Newsletter distributed to the community.

Motion by Nahum, seconded by Art to adjourn the meeting. Unanimous approval. MC. Meeting adjourned at 8:32pm.

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