

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, November 15, 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 / Secretary
Barry Harris, Director at Large
Art Church, Treasurer
Raymond Moore, Director at Large
Nahum Simon, Director at Large
Andre Barraco, Property Manager

ABSENTEES

Bing Wang, Director at Large

APPROVAL OF MINUTES

Announcement that minutes from previous meeting, October 25th, were not prepared in time and would be read at the next meeting.

REPORTS

President

by Lionel Nimmo.

- A. Combination Meeting (Special Membership Meeting and Special Board Meeting) for approval of 2019 Budget as well as the Rules and Regulations on December 6th.
- B. Pool resurfacing to begin in December. Exact Dates to be announced at new meeting.
- C. Mold & Excessive moisture found in external storage room and both restrooms. Suspect rooms will need to be gutted to address issues.

Vice President

by Lorraine Morales.

- A. New Neighbors for October:
 - i. Owners
 - i. None.
 - ii. Tenants
 - i. Gabriella & Ricardo - 7208 Primrose

Treasurer

by Art Church

as of June 30 2018

- A. Checking & Savings: \$1,175,535.64
- B. Total Assets: \$1,297,200.11
- C. Total Liabilities: \$35,663.39
- D. Year-To-Date Reserve Contributions: \$98,398.44
- E. Total Reserves: ?
- F. Delinquencies: 7 accounts totaling \$17,044.00

Issue Log

by Raymond Moore

- A. 6 issues open (action taken on 4 in last 7 days), 6 closed in November; 3 outstanding greater than a month (to be resolved by next board meeting)

Property Manager

by Andre Barraco

- A. Broward County Tree Preservation Trust Fund estimate for replacing canopy lost with removal of problematic trees will be provided by county arborist when the tree removal process begins. Application for removal is pending President signature before submission.
- B. McNab entrance lighting replacement completed.
- C. Barry to arrange for Beautification Project to start.
- D. University entrance pending a call back from FPL to set a service appointment.
- E. Vendor Satisfaction Surveys – One (1) collected by Lorraine. To be passed on to Evaluation Committee Chair.
- F. Overgrowth from adjacent property has provided safe haven to homeless person who has pitched a tent on the adjacent property with a direct line of sight to a concerned resident on Nandina. Andre will reach out to property owner and request bid for removing overgrowth extending into TLC property.
- G. ACRs – None.
- H. Corner area where 7127 and 7129 Mimosa meet is all mud. Andre advised that the area is being overwhelmed with water fall-off from both roofs, and nothing the Association places in the area will have longevity. The recommendation is the installation of gutters. Andre is to speak with the unit owners and let them know that the Association will consider beautifying the area once the owners have installed gutters.

APPROVALS

Motion by Nahum, seconded by Barry to issue payment to Koke Remodeling for replacement of window trim at 7064 Lantana. Unanimous approval. MC. Proposal # 081701.

Motion by Barry, seconded by Raymond to approve potholes repair estimate from Florida Asphalt Company South, Inc. for the community. Unanimous approval. MC. Proposal # NA.

Motion by Nahum, seconded by Raymond to approve trellis repair estimate addendum of \$200 for additional wood replacement from A.R.C. Maintenance for 7123 Mimosa. Unanimous approval. MC. Proposal # NA.

- Repairing instead of full replacement seems to be working well. Andre to collect new bids for repairing the remaining units with pending trellis repairs by next board meeting.

Motion by Nahum, seconded by Raymond to approve dry wall replacement estimate from Handyman Billy Trapani for Community Center external storage room and ceiling of women's restroom. Proposal # NA. After discussion, new **Motion** by Nahum, seconded by Art to table drywall repair until moisture and mold problem has been resolved. Unanimous approval. MC and original motion tabled.

Motion by Art, seconded by Barry to approve front door frame replacement only estimate from A.R.C. Maintenance for 7127 Mimosa. Four (4) in favor – Art, Raymond, Lorraine, Barry; two (2) opposed - Nahum, Lionel. MC. Proposal # NA.

- Andre to inform the unit owner of decision and give them the opportunity to pay the \$200 difference to get a new door before the work is completed.
- Need to check with attorney whether door frames are HOA's responsibility.

Motion by Barry, seconded by Nahum to approve rear patio gate replacement estimate from A.R.C. Maintenance for 7023 Marlberry. Unanimous approval. MC. Proposal # NA.

Motion by Art, seconded by Barry to approve mailbox pavilion repair estimate from A.R.C. Maintenance for Primrose & Brookwood. Unanimous approval. MC. Proposal # NA.

- Repair to be completed by Tuesday, Nov 19.

Motion by Art, seconded by Barry to approve 30-gallon hot water heater installation estimate from Reynolds Plumbing CO. for Community Center. After discussion about heater relocation, new **Motion** by Art, seconded by Raymond to table water heater replacement until new estimates for installation in utility room are collected. Unanimous approval. MC and original motion tabled. Proposal 1050.

Motion by Barry, seconded by Nahum to approve sod installation estimate from Gem Lawn for 7110 Carrisa, 7247 Solandra, 7050 Lantana, 7123 Mimosa, 7157 Wistera, 7120 Marlberry, and 7003 Marlberry (if necessary). Unanimous approval. MC. Proposal # 13401.

- Andre to provide estimates for concrete and plastic splash blocks to be installed as needed at unit downspouts by December 6th meeting.

COMMITTEE REPORTS

Landscape

by Jeannie Singer on behalf of Caryl Cantlay.

- A. No Updates.

Legal

by Lorraine Morales.

- A. Rules and Regulations Workshop on the November 24th.

Parking Study

by Nahum Simon.

- A. No updates.

Finance

by Art Church.

- A. No updates.

Beautification

by Barry Harris

- A. Requested that Serafina issue a \$2500.50 check for Norman Tozzi so that Beautification Project can begin.

UNFINISHED BUSINESS

Motion by Lorraine to accept the proposed 2019 annual budget mailer as written with a partially funded amount of \$350. No second. MF.

Motion by Raymond, seconded by Barry to reject the proposed 2019 annual budget mailer as written with a partially funded amount of \$350. Board discussed, and chairman then opened discussion to unit owners. Two (2) in favor - Raymond, Barry; One (1) abstain Art; three (3) opposed - Lorraine, Nahum, Lionel. MF.

Motion by Nahum, seconded by Barry to approve the proposed 2019 annual budget mailer as corrected (removal of OPTION B in both cover letter and budget) with a partially funded amount of \$350. Four (4) in favor - Nahum, Barry, Art, Raymond; one (1) opposed - Lorraine. MC.

NEW BUSINESS

None.

GOOD & WELFARE

- A. Angela Johnston, 7226 Primrose, reported that 7211 Primrose has unsightly (cracked, poking up) walk way pavers in the common area. Andre to notify owner that they have 30-day grace period to correct issue. If issue is not corrected within grace period the Association will fix at owner's expense.
- B. Angela Johnston, 7226 Primrose, reported that her unit's trellis is still pending repair and wanted to confirm that her unit was on the list of repairs. Andre confirmed that 7226 Primrose was on the list of trellis repairs.
- C. Angela Johnston, 7226 Primrose, reported that that 7208 Primrose has a canoe sitting on the front patio/porch. Vice-President, Lorraine, said that has made attempts to contact the unit owner, and will continue to follow up with the issue.
- D. Margarita and Irving Rivera, 7023 Marlberry, reported a large bee hive behind their unit. Andre and Lorraine said that issue had already been reported to JP Miller. Andre said that issue should be resolved by following day.
- E. Margarita and Irving Rivera, 7023 Marlberry, reported that a sprinkler head was spraying water against a window in the back of their kitchen. Lionel requested that the owner mark the sprinkler so that the irrigation team can easily identify it.
- F. Patricia Lemrond, 7237 Solandra, inquired about the need for mold remediation at the community center. Also recommended that the Association check with its insurance provider as water damage maybe covered under the policy.

Motion by Nahum, seconded by Art to adjourn the meeting. Unanimous approval. MC. Meeting adjourned at 8:52pm.

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