

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of HOA Meeting**  
Thursday, January 10, 2019

Meeting called to order at 7:07 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

**ATTENDEES**

Lionel Nimmo, President  
Lorraine Morales, Vice President / Secretary  
Art Church, Treasurer  
Nahum Simon, Director at Large

**ABSENTEES**

Barry Harris, Director at Large – Excused  
Raymond Moore, Director at Large – Unexcused  
Bing Wang, Director at Large – Unexcused  
Serafina Property Management - Unexcused

**APPROVAL OF MINUTES**

**Motion** by Nahum, seconded by Art to waive the reading of the minutes of Special Membership Meeting of December 6, 2018 and HOA Monthly Meeting of December 20, 2018. To be presented at the rescheduled HOA monthly meeting January 31, 2019. Unanimous approval. MC.

**NEW BUSINESS**

**Motion** by Nahum, seconded by Lorraine, to approve the new Tamarac Lake Colony Clubhouse Rental Agreement, omitting second sentence on number 2 (half refund of rental fee). Unanimously approved. MC.

**Motion** by Nahum, seconded by Art, to accept the Planting Letter and Registration Form. Unanimously approved. MC.

**Motion** by Nahum, seconded by Lorraine, to grandfather in the homeowners who have exceeded the 3ft easement but have completed the planting easement registration process in a timely manner and have agreed to maintain area as outlined in registration form. Unanimously approved. MC.

**Motion** by Nahum, seconded by Art, to accept the proposed amendments as corrected – corrections listed below. Unanimously approved. MC.

- Declarations 20(A) – Ask counsel if ‘duly noticed’ can be changed to ‘duly posted’ meeting of the Association.
- Article 6(C) of the Declarations –Remove ‘roofs’
- Article 11 add new subsection “M” – add screening and approval exceptions for live-in-aids which are licensed / certified or appointed by a licensed / certified health care agency.
- Article 11 add new subsection “N” – change ‘a domestic animal’ to ‘domestic animals’. Remove all occurrences of ‘balcony’, and replace all occurrences of ‘condominium’ with appropriate verbiage.
- Article 11(E) – Include oversized vehicle provision.

**Announcement:** January 24<sup>th</sup> HOA Board Meeting rescheduled to Thursday, January 31, 2019 at 7pm

**Motion** by Nahum, seconded by Art to adjourn the meeting. Unanimous approval. MC. Meeting adjourned at 7:56pm.

**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