

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Tuesday, March 5, 2019

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

**ATTENDEES**

Lionel Nimmo, President  
Lorraine Morales, Vice President / Secretary  
Art Church, Treasurer  
Barry Harris, Director at Large  
Raymond Moore, Director at Large  
Nahum Simon, Director at Large  
Melissa Robinson, Property Manager

**ABSENTEES**

Bing Wang, Director at Large

**APPROVAL OF MINUTES**

Announcement that minutes from previous meeting, January 31st, were not prepared in time and would be read at the next board meeting.

**ANNOUNCEMENTS**

- Keep eye out for two (2) pink mailers containing important documents
- Meet & Greet with the Board of Directors Nominees on March 16<sup>th</sup> at 10am
- Understanding Proposed Amendments on March 18<sup>th</sup> at 7pm
- Annual Membership Meeting on March 21<sup>st</sup> at 7pm
- Annual Organizational Meeting on March 21<sup>st</sup> at 7:30pm
- New owner in February:
  - Angel Manuel at 7036 Nandina

**TREASURER REPORT**

as of Feb 28<sup>th</sup>:

- Total Check & Saving: \$1,266,713.62
- Total Assets: \$1,274,422.62
- Total Reserves: \$1,116,929.98
- Delinquencies: 8 units totaling \$7,709

**ISSUES LOG REPORT**

- Six (6) issues opened, four (4) older than a month
- Five (5) issues closed

**PROPERTY MANAGER REPORT**

- Five (5) new delinquent accounts to be transferred to attorney. One (1) existing delinquent account maybe going into foreclosure.
- Three (3) violations in February. One (1) has complied - moth balls in lawn, and two (2) - bulk trash and Improper Storage of plywood – ongoing.
- Collected several vendor performance surveys and forwarded to evaluation committee.
- Received several planting registration forms and will forward to attorney.

**COMMITTEE REPORTS**

**Landscaping:** Dying Palm tree at University Entrance had a large piece fall off and land into new landscaping. Three (3) palm trees on Papaya are 'very dead'. Previously reported.

**Communications:** Presented budget proposal for sandwich boards, texting blast service, and quarterly social events. Also in need of block captains for Papaya Way, Canella Court, and Carissa Court. Request that property manager post sandwich boards at both entrances and in front of clubhouse before every meeting. Recommended that board send flowers to a resident of TLC that is suffering a terminal illness. Also stated members of the community wished to see a larger directors presence at community events.

**ACTIONS TAKEN**

**Motion** by Barry, seconded by Lorraine to accept All Florida Mold Services for mold removal in storage room and replacement of bottom 4ft of drywall including wall finishing. Motion amended by Barry, seconded by Art to approve up to \$3000 to replace all drywall in storage room and finish. Five (5) in favor - Raymond, Art, Lorraine, Lionel, Barry; one (1) opposed - Nahum. MC.

**Motion** by Raymond, seconded by Raymond to table decision on tree replacement bids until early next week so Denise can finish research and meet with board to advise. Five (5) in favor - Raymond, Art, Lorraine, Lionel, Barry; one (1) opposed - Nahum. MC.

**Motion** by Art, seconded by Lorraine to issue a reimbursement check to communications committee chair in the amount of 86.53. All in favor. MC

**Motion** by Nahum, seconded by Barry to allocate a \$500 budget to the communications committee for the purchase three sandwich boards. All in favor. MC

**Motion** by Nahum, seconded by Art to set a community standard for trimming hedges in front of unit patio privacy walls to three (3) inches below the height of the wall to allow for growth between trims. Five (5) in favor - Raymond, Art, Lorraine, Barry, Nahum; one (1) opposed - Lionel. MC.

Board decided to continue using HOA for board of director meeting notices. Nahum was vehemently opposed to decision despite attorney approval.

**ASSIGNMENTS**

1. Serafina to get bids to patch hole in women's bathroom ceiling.
2. Serafina to organize clean up broken tree stakes and straps at 7140 Brookwood and left side of Nandina cul-de-sac.
3. Serafina to inventory community for faded/difficult-to-read no parking signs and provided a detailed bid for replacing. Priority.
4. Serafina to provide bids for painting fire hydrants and their corresponding no-parking area outlines. Priority.
5. Serafina to inspect and repair large paint bubble on the west side of McNab entrance.
6. Serafina to verify a car parked in Carissa Court with a for sale sign, and issue an appropriate violation letter.
7. Serafina to inspect area behind 7258 & 7260 which has not been able to sustain grass and present board with recommendation.
8. Serafina to prioritize resolving dead and dying palm trees reported by Landscape committee.

**Motion** by Nahum, seconded by Art to adjourn the meeting at 8:42 p.m. All in favor. MC.

**Secretary Certification:**

I certify that the foregoing is a true and correct copy of the minutes.

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

Signature

**Chair Approval:**

I certify that the foregoing minutes were approved by the Board of Directors.

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature