

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, April 25, 2019

Meeting called to order at 7:04 p.m. at Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Lionel Nimmo, President
Lorraine Morales, Vice President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Barry Harris, Director at Large
Sue De Pasquale, Director at Large
Irving Rivera, Director at Large
Denise Watson, Property Manager

PRESIDENT REPORT

- City of Tamarac has been given the association's (Serafina's) information so that if there are any projects that affect Tamarac Lake Colony the board will be informed.
- There were five bank accounts for the community, three were from J&L and had limited access as only past board members were on the accounts. The old accounts will all eventually be closed and transferred into a single account. Currently one account has been closed, one is in process and Lionel is working on the third. By next month there will only be one account that will be accessible.
- The city of Tamarac has a community patrol program also known as a citizen's watch program. They will be giving a presentation at the May thirty meeting.
- Meetings will be limited to an hour, with fifty minutes for board discussions and ten minutes for good and welfare. Any homeowner issues should be brought up to the property manager before or after the meeting and not during the meeting. Any agenda item that was not addressed as a result of this time limit will be added to the next meeting agenda.
- A mailer was sent out to all homeowners with information on committees available for volunteer sign up. So far not many responses have been received back. Signup sheets were made available at the meeting for volunteers.
- Assignments handed out by the President to the board:
 - Steve will have a draft of the proposed budget prepared for the May 30th meeting. Steve will also organize and schedule several budget workshops before the final budget approval meeting later this year.
 - Retooling of the amendments which did not pass at the last annual meeting as there were not enough votes in the affirmative. Lorraine will start with the 2 or 3 amendments which were close in passing and schedule workshops to discuss them.
 - A responsibility matrix will be developed by Lorraine and the legal counsel for common questions, repair questions and who is fiscally responsible for what.
 - Based off the vendor satisfaction surveys received, the evaluation committee will come up with a single vendor to be used exclusively depending on a price threshold. The price threshold will be determined at the May 30th meeting
 - Board member Irving is currently not on the deed to his home, but the issue is being resolved. Therefore, he will not be voting on any issues this meeting.
 - All board members need to sign the required paperwork: conduct required, recording release and the acknowledgment form and turn into the secretary.
 - By the next board meeting all the committees should have selected a chair to represent them
 - The following items will be discussed at the next meeting:
 - Annual fish restocking
 - The damaged retaining wall at the clubhouse
 - The cut potted plant issue by landscapers by homeowner

VICE PRESIDENT REPORT

- New owner in April:
 - Jouany Antonio Ramirez at 7028 Nandina Lane

TREASURER REPORT

as of April 1st:

- Total Check & Saving: \$1,303,163.05
- Total Assets: \$1,516,919.09
- Total Reserves: \$1,142,800.11
- The annuity account has been closed and BB&T is now the main bank for the association
- Volunteers are needed to help for creating the new budget for next year
- The board will recommend that, if approved by the owners, the partially funded reserve HOA monthly fee remain at \$350.
- Delinquencies: 4 units with one sent to attorney

ISSUES LOG REPORT

- Irving will be meeting with Denise soon to go over the issues log

PROPERTY MANAGER REPORT

- Fifteen repairs were completed under the threshold of \$250.
- We are now caught up with city inspections (emergency lights, backflow certification, fire extinguishers).
- Completed nineteen work orders and six vendor performance surveys were given to the property manager. One evaluation was given to the evaluation committee at this meeting.
- FPL will be looking to install a meter for the lighting of the University entrance.
- All the required replacement trees were installed but six failed inspection. Six new trees were planted, and a reinspection is scheduled.
- Maxine of the City of Tamarac's Community Development department is gathering information on the possibility of turning the current tennis court into 50% tennis court and 50% playground.
- We currently have three companies working on the landscaping and it is not looking good. Bids are being obtained for landscaping, irrigation and fertilization to be done by one company.
- The line striping project needs to have a site plan to bid out the work per the requirements.
- Many signs on the property currently do not meet the city code of sign bottoms being seven feet high and readable.

ACTIONS TAKEN

Motion by Steve, seconded by Barry to allow property manager to approve services from a single vendor for multiple units as long as service charge per unit does not exceed \$250 and a bulk service discount is applied. Each service charge must be listed by address on invoice. All in favor. MC.

Motion by Lorraine, seconded by Barry to allow the property manager to approve all state, city or federal fixed fees prescribed by law as they are received to prevent issues. All in favor. MC.

Motion by Steve, seconded by Barry for root pruning and barrier installation, removal of two Shefalera trees with stumps and sod by Lawn Enforcement at 7245 Solandra in the amount of \$1,540. All in favor. MC

Motion by Carol, seconded by Barry to have root pruning and barrier installation done for tree damaging wall at Brookwood and McNab by Lawn Enforcement in the amount of \$880. All in favor. MC

Motion by Barry, seconded by Steve to remove dead black olive tree, grind stump and sod by Lawn Enforcement at 7155 Wisteria in the amount of \$1,280. All in favor. MC.

Motion by Steve, seconded by Barry to table the stump grinding and sod replacement at 7049 Marlberry and 7213 Primrose as want Gem Lawn who did the original work to recheck their work quality. All in favor. MC.

Motion by Steve, seconded by Barry to table the door repairs at 7112 Carrisa, 7048 Lantana, 7028 Nandina and 7140 Brookwood due to questions. All in favor. MC.

Motion by Barry, seconded by Lorraine to have Koke Remodeling to do repairs at:

- 7050 Lantana (12 trellis boards and fascia) in the amount of \$1,200
- 7027 Primrose (15 trellis boards) in the amount of \$1,200
- 7228 Solandra (15 trellis boards) in the amount of \$1,500
- 7220 Primrose (5 trellis boards) in the amount of \$550
- 7021 Marlberry (rotted window trim) in the amount of \$450. All in favor. MC.

Motion by Sue, seconded by Barry to table the painting of the wall entrance at McNab and Brookwood due to questions on the different work scopes provided by vendors. All in favor. MC.

Motion by Steve, seconded by Lorraine to agree to the nine-month white fly treatment warranty from JP Miller. All in favor. MC.

Motion by Barry, seconded by Lorraine for in the event of emergency repairs over the \$250 threshold limit to get them completed quickly to only have the approval of 2 officers on the board instead of 4 but still alert all board members of the issue. All in favor. MC

ASSIGNMENTS

1. Serafina go ahead and get the remaining landscape work done as all bids are under \$250 threshold for work at: 7023-7025 Marlberry (plant removal and replacement), 7157 Wisteria Way (planting), 7262 Papaya Way (root pruning) and 7122 Canella Court (planting).
2. Serafina to get bids for creating a site map for TLC to be used for projects like line striping and mapping of important infrastructure.
3. Serafina to get bids for signage updates to meet city code.
4. Serafina to go ahead and get the sunroom metal repainting 7007 Marlberry completed in the amount of \$150
5. Serafina to get answers to questions on door replacement:
 - If have hurricane shutters or tacks for panels do side light windows need to be replaced with hurricane glass windows or can regular glass be used?
 - Why are we installing handles and key sets, can reuse the current ones?
 - Can we negotiate with Panariello Windows to get a bulk rate?
 - Can't have 6 panel doors re-installed have to be solid flush door
6. Serafina to verify the locations and the work needed to be done at the McNab and Brookwood entrance wall with both Koke Remodeling and Gator Construction
7. Serafina to get the restroom remodel completed (ceiling fan and air conditioning supply vents not installed in women's restroom, floor clean up in both restrooms) by contractor
8. Serafina to have owner of 7223 primrose remove three (3) trees which they planted without board approval. Two (2) trees are too close to the building and will eventually cause damage, and the third tree planted in common area.

Motion by Barry, seconded by Steve to adjourn the meeting at 8:17 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