

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, May 30, 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
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

- Bob F. from the Citizen Observer Patrol gave a presentation about volunteers for the patrol. Information packets were handed out to meeting attendees.
- Have one last account for the community that are working with the bank to be closed and transferred into the single account for the community.
- Good and Welfare should be used to:
 - provide feedback about PM support and follow through.
 - provide feedback about decisions made or policies set.
 - inquiry about rules, policies, or processes that the Board follows.
 - make public service announcements, i.e. individual achievements, information that neighbors would benefit from.
 - share ideas of community improvement.
- Good and Welfare should NOT be used to:
 - submit complaints, reports violations, request repairs. These items should be addressed with the property manager (Serafina) before or after the meeting only.
- A closed legal consult meeting will be held 6/19/2019 for amendment retooling and the responsibility matrix.
- A list has been produced for all the current committees and their members.
- Parking study committee needs volunteers
- 7217 Primrose palm trees trimmed by landscaper issue. Board members all saw photos and the decision is that the palms will not be replaced, and the vendor has been talked to about it.
- Barry's signage update is that he is sending the sign layout, it will be put on wood and has been donated. Further details will be supplied at the next meeting.
- The bike path extra costs with the irrigation system will not be reimbursed by the city as the proper procedure wasn't followed to inform the city first (we repaired ourselves).
- Want to re-key the clubhouse (three locks) to prevent issues as many spare keys are out there and the clubhouse at present is not open to the community.
- Will table new business to the next meeting.

VICE PRESIDENT REPORT

- New renters in May:
 - Richard Louis, Demetrius Knowels and Tahirah Knowels at 7048 Lantana Lane
 - Terry Staubs and Dawn Staubs at 7084 Lantana Lane

TREASURER REPORT

as of May 1st:

- Total in combined accounts: \$941,167
- Trying to find accounts with more interest so can put more towards the reserves.
- Need to do something about door and window responsibility as almost 4 million is needed in the reserves to have coverage.

- Budget meeting workshop was held last Saturday. Had errors in email delivery of meeting however the meeting notice was on the website. Trying to schedule another meeting for the end of June.
- Delinquencies: five (5) units, one check in the mail and one sent to attorney of approximately \$5,101

SECRETARY REPORT

- Missing one signed form from Steve
- Missing signed forms from Lionel

ISSUES LOG REPORT

- Twenty-seven (27) projects completed. Three or four came over from April.
- Five (5) open issues
- Nine (9) new issues this month
- For issues status contact Denise and/or Irving
- Request that homeowners fill out evaluation surveys

PROPERTY MANAGER REPORT

- Six repairs were completed under the threshold of \$250.
 - 7121 Mimosa Way replaced window glass \$117.70
 - 7102 Brookwood Blvd clubhouse women's restroom ceiling leak repair \$100.00
 - 7102 Brookwood Blvd new door closer \$100.00
 - Solandra Lane palm and shrub removal and stump grind \$150
 - 7102 Brookwood Blvd clubhouse AC re-strap and level the drain pipe \$98.00
 - 7007 Marlberry Lane window frame painted \$150.00
- Completed twenty work orders and twelve vendor performance surveys were sent (three from today). Three evaluations were returned.
- The failed tree replacements were checked, and all the new trees approved. Two of the six trees will need to be watched for pruning and Gem Lawn was informed. Tree replacement completed.
- FPL has to determine the feed for the electrical system at the McNab entrance as the electrician needs the information to proceed.
- All prior approved tree removals and root pruning has been completed.
- Don't have an estimate for the striping of the community back from the vendor.
- The women's restroom ceiling drywall has been redone and checked by Serafina and the restroom is back in operation.
- New clubhouse locks bids by The Lockman and tomorrow by Anthony Lock and Safe.
- Clubhouse landscaping have two bids and waiting for the third
- 7223 Primrose three trees were removed
- 7049 and 7213 grading and sodding completed.
- The bike path construction put on hold the pressure washing of the sidewalks and the tennis court which still needs to be done at \$1,000.
- JP Miller sent confirmation but haven't sent contract yet. They have expressed that they no longer wish to be a vendor for the community.
- No bids yet for the damaged retaining wall in the clubhouse parking lot.

ACTIONS TAKEN

Motion by Lorraine, seconded by Barry to waive the reading of the April 25 meeting minutes. All in favor. MC.

Motion by Sue, seconded by Steve to accept the April 25 meeting minutes. All in favor. MC.

Motion by Barry, seconded by Sue to accept the May 21 meeting minutes as read by Carol. All in favor. MC

Motion by Lorraine, seconded by Sue for the twelve trellis board replacement at 7053 Marlberry by Koke in the amount of \$1,200. All in favor. MC

Motion by Steve, seconded by Barry to table the rotten window wood for 7021 Marlberry on the back windows for \$1,190 by Koke until determine if shutters on windows were permitted. MT.

Motion by Barry, seconded by Steve to accept the bid by All County Irrigation for the yearly canal irrigation pump screen preventative cleaning in the amount of \$300. All in favor. MC.

Motion by Barry, seconded by Steve to accept the bid by Gem lawn for the annual palm and hardwood trimming as stated in their contract in the amount of \$31,335. All in favor. MC.

Motion by Steve, seconded by Lorraine to table the three landscaping company bids for all services by Gem Lawn, ITC and Davey Tree until have further information. Board members will send questions in writing to Serafina. MT.

Motion by Steve, seconded by Loraine to accept the bid for thirty-three roof tile repairs by Devlin Roofing at 7053 Marlberry Lane in the amount of \$475. All in favor. MC.

COMMITTEE REPORTS

- **Activities Committee**
 - Want to do a multi-cultural potluck and are making flyers once figure out day
 - Planning to schedule the following activities: yoga and wine and cheese tastings
- **Landscape Committee**
 - Have issues with irrigation at Solandra and Lantana
- **Communication Committee**
 - Share meeting done on the 11th has listings on the website of community resources and outside resources.
 - Receipts provided for reimbursement.
 - Looking for volunteers for the newsletter and community directory.

ASSIGNMENTS

1. Serafina to provide a list of homes in violation and dates send violations for landscaping issues into the board meeting packets.
2. Serafina to email the board the tree trimming schedule by Gem Lawn.
3. Send violation letter to 7084 about close hurricane shutters.

Barry had to leave the meeting at 8:15 pm

Motion by Sue, seconded by Loraine to adjourn the meeting at 8:49 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