

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, June 27, 2019

Meeting called to order at 7:05 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

APPROVAL OF MINUTES

Motion by Barry, seconded by Lorraine to accept the May 30th meeting minutes as read. All in favor. MC.

Motion by Lorraine, seconded by Barry to accept the June 13th meeting minutes as read. All in favor. MC.

PRESIDENT REPORT

- A workshop to discuss the Gem Lawn service bundle will be held on July 1st at 7pm. The workshop is open to all to make sure that the proposal sent to the community is correct and has everything in it that is needed. Following the workshop, the proposal will be sent to the attorney for final preparation and then to Gem Lawn for signing.
- A workshop to discuss an amendment change for the number of yes votes required to pass future amendments will be held on July 10th at 7 pm. The workshop is open to all will have the proposed voting amendment in three versions: proposed new full verbiage, crossed out old version verbiage and a simplified version.
- Information on presentations by the city for permitting and hurricane preparation will be provided at the next meeting.
- The clubhouse landscaping project will be put on hold until all the irrigation problems are fixed. The goal is to have this project done before the end of the current board.
- The bulk email issues to inform the community of meetings has been fixed and email notifications will be sent out for future meetings.
- Barry's signage update is that he will get copies of the signs in 2 to 3 weeks. The signs will be on wood and have been donated.

VICE PRESIDENT REPORT

- New renters in June:
 - Hallie Cohen and Andre Guionnaud III at 7146 Brookwood Blvd.
- New purchasers in June:
 - Timothy and Jenna Scolaro purchased 7078 Lantana Lane
 - Krystie Colon purchased 7258 Solandra Lane

TREASURER REPORT

as of June 1st:

- Next budget meeting workshop will be held July 20th at 10 am.
- Budget allocations are on pace with goals
- Delinquencies: Approximately \$7676 total in the arears. One account (\$1697) with attorney, and approximately \$5,979 worth of checks in the mail. Two (2) units on payment plans.
- Irrigation costs have been quite a bit lately
- Would like to investigate shopping around for the insurance policy for the community

ISSUES LOG REPORT

- No update given to Irving as had trouble with the spreadsheet
- Eleven (11) resolved issues
- Eleven (11) previously approved and pending completion

- Twenty (20) open issues pending approval this meeting
- Request that homeowners fill out evaluation surveys

PROPERTY MANAGER REPORT

- Seven repairs were completed under the threshold of \$250.
 - 7222 Primrose Lane porch paint touch up \$68. These issues will from now on wait until the full community painting is done.
 - 7127 Mimosa Way garage door seal replaced \$100.
 - 7110 Carissa Court garage door seal replaces \$100.
 - 7202 Primrose Lane dead duck removal \$100. The city will not pick up dead animals on personal property. Both Steve and Carol volunteered their services to shovel up dead animals to prevent the community from paying this fee in the future.
 - 7228 Solandra Lane window repair \$95.23
 - 7102 Brookwood Blvd clubhouse pool gate lock repair \$150.
 - Repaired burned wire in pump station on Lantana Lane by Cayson’s Electrical \$150.00
- Eight repairs are pending completion under the threshold of \$250.
 - 7110 Carrissa Court gutter cleaning \$125
 - 7116 Carrissa Court gutter cleaning \$125
 - 7215 Primrose Lane gutter cleaning \$125
 - 7112 Carrissa Court dead bush removal and replacement \$37
 - 7025 Marlberry Lane sod installation \$100
 - 7046 Lantana Lane sod installation to repair tripping hazard \$105
 - 7102 Brookwood repair of brick fence/wall \$200
 - 7151 Wisteria ficus removal and replacement \$192
- Eleven vendor performance surveys were sent. Two evaluations were returned.
- 7210 Primrose wanted tree removed instead of root pruning. Broward County said no. This was previously approved as a root prune and barrier and will take place.
- The hardwood and palm tree annual trimming have been completed by Gem Lawn.
- The gutter cleaning requests were put in prior to the tree trimming project and not caused by tree trimming.
- For the lighting issue at University entrance FPL indicates that a directional bore underneath Brookwood boulevard might be needed and could be costly. The electrician needs to provide a quote and a diagram for it. The meter for the McNab entrance lights is still unknown.
- The rear pool gate lock was fixed but some welding is needed to fix the gate fully. Welding repair is also needed on the main gate. The issue still exists that the gates must be slammed shut to fully close and both need new springs. The rear gate will again be chained shut until a solution is figured out.
- The clubhouse brick wall repair will include taking the wall apart and putting it back together with mortar.
- Many of the trellis issues per the contractor could have been resolved by preventative maintenance which costs less than replacement. Need to consider this.

ACTIONS TAKEN

Motion by Lorraine, seconded by Barry to approve the homeowners ARC request to replace the wood garage door at 7009 Marlberry Lane. All in favor. MC.

Motion by Steve, seconded by Sue to accept the bid for the replacement of rotted wood on rear window at 7021 Marlberry Lane for \$810 by Koke. The homeowner will be responsible for the removal and replacement of the hurricane shutter. All in favor. MC.

Motion by Barry, seconded by Lorraine to accept the bid for the replacement of rotted “A” frame wood at 7007 Marlberry Lane for \$2,150 by Koke. Lionel abstained from voting. All in favor. MC

Motion by Lorraine, seconded by Barry to table the bid for the replacement of rotten wood trim around five windows for 7023 Marlberry for \$1,200 by Koke until determine if can remove rotted wood and patch/paint brown stripe or install raised area like on the newer homes in the community that have no wood trim. MT

Motion by Barry, seconded by Steve to accept the bid for the replacement of 14 trellis pieces for 7262 Papaya Way for \$1,240 by Koke. All in favor. MC

Motion by Steve, seconded by Sue to accept the bid for the replacement of 16 trellis pieces and two four by fours for 7266 Papaya Way for \$1,500 by Koke. All in favor. MC.

Motion by Steve, seconded by Sue to accept the bid for the replacement of 10 trellis pieces and two sections of fascia repair at 7253 Solandra Lane for \$950, 2 new trellis pieces and 16 trellis pieces repaired and painted at 7116 Carissa Court for \$675, 11 new trellis pieces at 7110 Carissa Court for \$990 and 14 new trellis pieces and three four by fours at 7254 Solandra Lane for \$1,430 all by Koke. All in favor. MC.

Motion by Barry, seconded by Sue to accept the line item from Koke bid for pressure washing, crack filling with sealant and painting approximately 560 feet of the interior (east facing) and top side of the perimeter wall on university side of the community behind Solandra for \$2,665. All in favor. MC

Motion by Steve, seconded by Loraine to table the bid for ground erosion issue behind 7013, 7015 and 7017 Marlberry Lane and 7127 Mimosa for installation of a trench drain for \$3,170 by Gem Lawn until speak to attorney as it falls within the three-foot easement of the properties, none of them have gutter systems, and the drain will eventually clog again. MT.

Motion by Steve, seconded by Barry to accept the bid for the root pruning and barrier at 7262 Papaya for \$900 by Lawn Enforcement. All in favor MC.

Motion by Steve, seconded by Barry to accept the bid for the concrete and stucco repair at 7140 Brookwood to correct water intrusion issues for \$800 by Panariello with a 90-day warranty. All in favor. MC.

Motion by Sue, seconded by Steve to accept the bid for roof repairs at 7102 Brookwood by Devlin roofing for \$1,650. All in favor. MC.

ASSIGNMENTS

1. Serafina to check on a solar light option for the University entrance.
2. Serafina to get a second bid from the Lockman for restricted key locks instead of Medco locks.
3. Serafina to speak with homeowner requesting ARC to exchange two patio doors for two windows about fully filling out the form and providing contractor and project information.
4. Serafina to get a proposal from Koke on preventative maintenance for the trellis's
5. Serafina to get a second bid for the removal of the invasive Florida holly, stump grind, grading and sod installation
6. Serafina to get second bid for door frame only repair at 7127
7. Lorraine to check with attorney about erosion concerns at 7013, 7015,7017 Marlberry and 7127 Mimosa.
8. Lorraine to review notes from Stay Clean Systems of America and advise on what items are pending before final payment is made to vendor.
9. Lionel to work with Steve to transition the last bank account into the large single account.

Motion by Lorraine, seconded by Carol to adjourn the meeting at 8:34 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