

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

Meeting called to order at 7:08 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 Sue to accept the June 27th meeting minutes as read. All in favor. MC.

PRESIDENT REPORT

- A workshop to discuss the Nutrients Plus contract will be held on July 30th 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 Nutrients Plus for signing.
- A workshop to discuss an amendment change for the number of yes votes required to pass future amendments was held on July 10th at 7 pm. A closed legal meeting was held July 23rd to finalize the amendment wording. A mailer will be sent out to all owners on August 2nd. The attorney will be available at a workshop on August 19th at 7 pm to answer any questions about the amendment. On August 22nd at 7 pm there will be a membership meeting to vote on the amendment.
- The presentations by the city for permitting and hurricane preparation had a lot of useful information.
- The first wine and cheese event was held on July 19th.
- Barry's signage update is that next Tuesday he will pick up the proof for the new signs. A workshop will be set up for feedback and changes needed at a future date.
- Need to have an Executive meeting as haven't had one in a while. Issues that are pending for over a month need to be the primary focus.
- The bid for Nutrients Plus fertilization and insect control for \$3,000 will be tables until their contract is approved.
- The WIFI bids for the clubhouse were informational only.
- The new mailboxes that are needed in the community to replace the original rusting ones will require a special assessment of approximately \$85 per residence.
- There will be a meeting 2 weeks from now to complete unfinished items.

VICE PRESIDENT REPORT

- New renters in June:
 - Lisa Mardsen and Vince Cerullo at 7144 Brookwood Blvd.
- New purchasers in June:
 - Ailyn Gonzalez and Bryant Varela purchased 7253 Solandra Lane
 - Karen Austin purchased 7018 Nandina Lane

TREASURER REPORT

as of June 1st:

- The second budget meeting workshop was held July 20th. There will not be a third workshop. Are trying to hold the maintenance fees at \$350. Increased irrigation budget from around \$4,000 to \$12,000 in anticipation of rising costs due to extensive repairs needed.
- Need to get the amendment passed to take doors and windows responsibility from the association or may have to raise the monthly maintenance fees again.
- Delinquencies: Approximately \$13,000 total in the arears. One account with attorney.
- General Account: \$169,306.48

- Reserves Account: \$994,489.93
- Third account trying to still move from Sun Trust to BB&T
- Want to shop around as year to date interest on big account is only \$4,790.
- Total spent for year to date: \$477,987.34
- A finalized budget will be given to Lionel by the next meeting and mailed out the following week

ISSUES LOG REPORT

- Seventeen (17) issues completed last month
- Seven (7) currently open issues
- Twelve (12) tabled issues total
- Eight (8) new issues needing approval
- Door replacements have been ordered and should be in within the next two weeks

PROPERTY MANAGER REPORT

- Two items were completed under the threshold of \$250.
 - Better pool and Spa new pool sign \$45.
 - Better pool and Spa stabilizer for the pool for 3 months \$100.
- Five vendor performance surveys were returned from last month and eight from this month.
- Got three bids for the clubhouse locks, two are for Medco locks and the third for restricted locks. Do not have a bid for a fob entry system for the clubhouse, though the north clubhouse doors cannot have a fob lock due to the door type.
- The rear pool gate will remain locked until new pool gate is installed by Power Fence.
- The retaining wall repair at the clubhouse parking lot was completed.
- Stay Clean will be on property either Friday or next week weather depending to finish the sidewalk cleaning.
- The first sprinkler wet check done by Gem Lawn will be the first since April. Per the new contract with Gem Lawn wet check repairs done at the time of the check with parts listed in the contract will be done without paying the \$65 and hour.

COMMITTEE REPORTS

Communications and Activity: Monday August 5th at 7 pm there will be a combined committee meeting

ACTIONS TAKEN

Motion by Barry, seconded by Lorraine to accept the bid for the replacement of the rear pool gate with a new chain link one for \$700 by Power Fence. The invoice will need to be updated to state it has a power closer. All in favor. MC.

Motion by Sue, seconded by Steve to accept the bid for the replacement of rotted wood on five windows at 7023 Marlberry Lane for \$658 by DiSparano Design Associates with concrete. All in favor. MC.

Motion by Sue, seconded by Barry to accept the bid for the replacement of rotted window wood at 7018 Nandina Lane for \$1,007 by DiSparano Design Associates with concrete. All in favor. MC.

Motion by Lorraine, seconded by Steve accept the bid for the replacement of rotted and cracked trellis/ 4x4 pieces and one section of window trim at 7027 Marlberry Lane for \$1,050, rotted trellis/ 4x4 pieces and window trim behind shutters at 7139 Wisteria Way for \$1,635 (minus cost of shutter removal/installation), replacement of 20 dry rotted and broken trellis pieces at 7137 Wisteria Way for \$1,800, patching and painting of 18 cracked trellis pieces to prevent further dry rot at 7135 Wisteria Way for \$495, and 11 new trellis pieces and 4x4 at 7018 Nandina Lane for \$1,065 all by Koke. All in favor MC.

Motion by Steve, seconded by Sue to table consideration of bids for removing invasive Florida holly behind McNab wall and 7023 Marlberry until alternative bids for trimming are collected. MT.

Motion by Steve, seconded by Barry to accept bid for the removal of an Area palm/stump grinding/sod replacement, black olive root prune/barrier/sod and replacement of 3 bushes at 7088 Lantana for \$1,150 by Lawn Enforcement. Two (2) in favor – Steve, Barry; Three (3) opposed - Lorraine, Sue, Carol. MF.

Motion by Carol, seconded by Steve to accept the bid for the replacement of the front door trim at 7127 Mimosa Way for \$200 by Panariello Windows and Doors. All in favor. MC.

Motion by Steve, seconded by Barry to table the bid for painting the front door trim at 7127 Mimosa Way for \$100 by Dave Melkonian until a secondary bid from Koke can be obtained. MT.

Motion by Steve, seconded by Barry to accept the bid for the replacement of the front door and sidelight at 7018 Nandina Lane for \$1,950 by Panariello Windows and Doors. All in favor. MC.

Motion by Carol, seconded by Sue to preliminarily accept the bid for the replacement of the old rusting mailboxes in the community by Beautiful Mailbox Company for \$17,997.40 with installation pending a final walk through to look at if boxes can be combined and reduce the cost. Boxes need replacing on Papaya, across from Solandra, Solandra, Canella, Lantana and Nandina. Also look into recycling the old box aluminum bases or can get money back for them. All in favor. MC.

Motion by Barry, seconded by Carol to accept the Activity Committee budget for the months of August, September and October only (\$390 August, \$540 September, \$540 October). All in favor. MC.

ASSIGNMENTS

1. Serafina to check on a solar light option for the University entrance about how far the power panels can be from the lights as the area is shady and the wattage would be affected.
2. Serafina to get the bid for the bi-directional bore.
3. Serafina to get a bid for a new spring closer for the main pool gate from Power Fence.
4. Serafina to get a quote for the cleaning of the L shaped concrete walls at the University entrance
5. Serafina to get a quote for the trimming of the Florida Holly tree at Brookwood and McNab instead of removal.
6. Serafina to get a quote from Koke for the painting of the door trim at 7127 Mimosa Way
7. Serafina to get a line item explanation of the \$750 invoice for 7210 Primrose root trimming.

Motion by Steve, seconded by Lorraine to adjourn the meeting at 8:45 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