

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Wednesday, August 14, 2019

Meeting called to order at 7:09 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 (arrived 7:29 PM)
Sue De Pasquale, Director at Large
Irving Rivera, Director at Large
Denise Watson, Property Manager
Tammy Lerner, Office Administrator Nutrients Plus & Gem Lawn

PRESIDENT REPORT

- Minutes for July 25 will not be read, will be read at next meeting.
- Will not have reports given, will do at next meeting.
- Tammy from Nutrients Plus/Gem Lawn in attendance to answer questions.
- If homeowners are aware of a root problem, they need to notify the property manager of the issue.
- All invoices approved via email by the board for irrigation repairs will be disclosed at the next meeting.
- Barry Harris arrived late to the meeting at 7:29 pm.
- With irrigation work sometimes there is unanticipated work that is not part of original approval. This could cause work to be stopped until the further approval is needed. There are no caps on wet check work currently with the new contract. Would cost 65\$ an hour plus the helper cost if need to come back to repair items outside of the wet check.
- Tammy from Nutrients Plus/Gem Lawn leaves the meeting at 7:35 pm.

PROPERTY MANAGER REPORT

- Root prune explanation for 7210 Primrose: first charge was the labor to prune and the second charge was for the root barrier and trench digging. The work was already done but not previously approved.
- The irrigation map presented at the meeting is incomplete as work is still ongoing to repair it. When all the irrigation issues are repaired a new completed zone map will be created.
- The rear pool gate will remain locked until new pool gate is installed by Power Fence.
- Irrigation clock 3: had to be shut down. If the estimate for repairs is approved, then it will be repaired. The pump must be replaced. There is no guarantee or warranty if the pump is re built. New pump would have warranty for 1 year. Tammy will find out why want to charge \$94 for PVC cement for the invoice.
- Irrigation clock 2: 7 out of 14 zones not working. Wires must go underneath the sidewalk to get it to work and wires must be redone between zone 7 and zone 5.
- Pool gate status update: start of rear gate replacement and new spring for front gate held off until decision on alternate fob entry system for pool option. Fob system would require complete replacement of both gates.
- Stay Clean sidewalk and tennis court cleaning postponed until Saturday due to thunderstorms.
- Concrete window trims will be done 1st week of September.
- Meeting with Beautiful Mailbox Company and the Post Office recommendation is that 2 boxes with 8 units is more expensive than 1 box with 16 units.
- Denise will do the door trim painting at 7127 which was quoted for \$100.

ACTIONS TAKEN

Motion by Steve, seconded by Lorraine to retroactively accept the bid for the completed root prune and barrier installation at 7210 Primrose for \$750. All in favor. MC.

Motion by Steve, seconded by Lorraine to accept the bid for the replacement to repair and replace clock 3 issues for \$8,206.04 by Gem Lawn. All in favor. MC.

Motion by Steve, seconded by Sue to have a \$100 buffer for Gem Lawn to continue work for irrigation repairs for unanticipated parts and labor. All in favor. MC

Motion by Sue, seconded by Carol to accept Option 3 for mailbox replacement at Papaya (8/8 to one 16), Wisteria and Mimosa (12/8/12 to two 16s), Solandra (keeps three 12s), Cannella (keeps 12), Lantana (12/12 to one 16 and 1 8), Nandina (12/12 to one 16 and one 8) from Beautiful Mailbox Company for \$15,568.50. All in favor MC. Also look into recycling the old box aluminum bases so can get money back for them.

Motion by Lorraine, seconded by Steve not to change the clubhouse door locks. Five (5) in favor - Sue, Carol, Lorraine, Steve, Barry; One (1) opposed - Lionel. MC.

Motion by Carol, seconded by Lorraine to not to light up University entrance. Four (4) in favor - Carol, Barry, Sue, and Lorraine; Two (2) opposed - Lionel, and Steve. MC.

Motion by Sue, seconded by Lorraine to table the bid from Koke for pressure cleaning the University entrance walls until get a second quote from Stay Clean is acquired.

Motion by Steve, seconded by Barry to table the trimming of the invasive Florida Holly by the McNab entrance. Irving and Steve will look at what needs to be done.

ASSIGNMENTS

1. Serafina to maintain list of irrigation pumps on property, including serial numbers, warranty, and when last changed out as part of property inventory.
2. Serafina to inform Gem Lawn not to park vehicles on the grass while doing sprinkler repairs.
3. Serafina to request separate bids from Koke for painting and pressure washing the University entrance L shaped walls and get a secondary pressure washing bid from Stay Clean.
4. Serafina to investigate lockable covers for the air conditioner controls at the clubhouse.
5. Serafina to look into the east property line shared with the school where the ficus trees were cut and the old chain link fence removed by the school and a new concrete panel wall put in. Need to determine whose trees they were and who needs to clean up the area.
6. Serafina to get bid for repairing broken tiles at 7120 Canella.

Motion by Sue, seconded by Lorraine to adjourn the meeting at 8:28 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