

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, August 29, 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
Sue De Pasquale, Director at Large
Irving Rivera, Director at Large
Denise Watson, Property Manager

APPROVAL OF MINUTES

Motion by Sue, seconded by Lorraine to accept the July 25 meeting minutes as read. All in favor MC.

Motion by Barry, seconded by Steve to accept the August 22 membership meeting minutes as read. All in favor. MC.

PRESIDENT REPORT

- Contract for Nutrients Plus sent to the attorney following corrections and workshop meeting.
- Lots of work has been done on the irrigation and the community is looking much greener now.
- Workshop for questions on the proposed voting amendment only had one attendee from the community.
- Membership Meeting on August 22 had 84 yes and 10 no votes. As not enough votes were collected the meeting was convened for a later date in September to collect additional votes from the homeowners. With new ballot submissions collected since the membership meeting there are 103 yes votes. Special thanks to block captains and board members for their efforts to get the amendment passed. Final count will be conducted when membership meeting reconvenes on September 19th and passage of voting amendment will become official.
- If Dorian causes significant damage to the community the clubhouse will be utilized for recovery efforts following the storm.
- Some individuals in the community may need help with prep for the hurricane. The list for volunteers to help is on the TLC website, and if you would like to be added to this list please send email to tlcwadm@gmail.com, but includes the following individuals:
 - George Johnson, Primrose, 954-718-0132
 - Patricia Bouchette, Primrose, 954-253-7998
 - Marleen Greenburg, Mimosas, 954-724-2541
 - Irving Rivera, Marlberry, 561-707-5196
 - Lionel Nimmo, Marlberry, 954-228-5816.
- The yoga and line dancing activities have had low attendance. If attendance does not increase the budget for these activities will not be extended. The events are not free as they are being sponsored by the community from the budget and all postings will soon reflect this as decided by majority of board.
- The new mailboxes and unexpected irrigation repair costs will likely result in a special assessment of around \$100 depending on the final costs of both projects. The special assessment will be a decision by the board that will need to be discussed.
- Barry's new entrance signage update is that proof is done and will pick up on Friday August 30. President remarked that if proof is not available for next meeting that he will advise the board to consider other options.
- Steve did a dead duck removal saving a \$100 fee.
- Denise did the door trim painting saving a \$100 fee.
- Irving trimmed back the Florida Holly tree branches saving a \$800 trimming fee.
- From now on the 50% deposit for work will only be put down if a committed date for the work is given.
- No unfinished business left from the last meeting.

- A previously approved trellis bid was incorrectly calculated as \$1,065 when splitting off from a larger bid. The corrected bid amount was \$1,110.
- Residents should contact Code enforcement to report garbage cans which are stored in front of garages. There is a city ordinance which requires that garbage cans are hidden.
- Residents on Carissa Court have twice in consecutive weeks put bulk trash out on the median in plain view on a Monday. Per Waste removal company it needs to be on the median, but the waste needs to be put out properly 24 hours before Thursday bulk pick up.

VICE PRESIDENT REPORT

- New renters in August:
 - Vanessa Jones at 7014 Nandina Lane
- New purchasers in August:
 - Eddy and Danielle Espailat at 7120 Cannella Court

TREASURER REPORT

- The final budget is not ready due to waiting on how the amendment vote ends up and will be postponed depending on how any additional amendments on windows/doors/gutters end up going.
- There will be another open meeting to discuss the final budget at some point.
- Delinquencies: Approximately \$11,251 total in arrears. \$7,679 is 60 days or less. Two to attorney. Recommends autopay for residents to avoid being late.
- Not heard back from Sun Trust to get the last account switched over to BB&T so will be going into the local branch to get the switch done.
- General Account: \$182,664.35
- Reserves Account: \$996,023.86

ISSUE LOG REPORT

- Nothing behind except for tabled items
- Are doing well for 45 days or less with the Property Manager to get things done in a timely fashion.
- Fourteen (14) things completed this month.

PROPERTY MANAGER REPORT

- Three items were completed under the threshold of \$250:
 - Gem Lawn remove and replace dead hedges with sod at 7027 Marlberry for \$226. This will be the last sod replacement until the irrigation system is fixed.
 - Flood light bulbs replaced at the clubhouse by Denise for \$17.04
 - Gem Lawn removal of diseased dead tree at 7018 Nandina for \$200.
- The work on the pool gate has not been done but will be completed within the next 2 weeks.
- Stay Clean: The chemicals on the sidewalks will be an algicide that needs one full day of sunshine for it to work properly. They have been trying every Saturday but haven't been able to complete the project due to rainy conditions. They will need to put up signs when they finally do it for dog walkers.
- The new cement window trims will be done the first week of September weather permitting
- The new front doors to be put in are all being scheduled with the owners.
- Notes on the Gem Lawn bids:
 - The Gem Lawn irrigation repair PVC cement is different than what can get at Home Depot.
 - If the amounts of parts and labor time is less than what budgeted for, they will reduce the invoice.
 - All work by Gem Lawn so far has seemed to be good.
- There were seven approvals via email by the Board of Directors for Gem Lawn irrigation repairs to be done in a timely fashion during the wet checks:
 - Invoice 14806 - \$1,560 clock and pump start relay repairs
 - Invoice 14088 - \$415.14 repair and work on clock 4
 - Invoice 14090 - \$487.20 clock 2 3" main line break by pool
 - Invoice 14094 - \$200 clock 2 zone 4-14 trouble shoot of wire issue
 - Invoice 14095 - \$749.87 clock 1 zone 4 repairs
 - Invoice 14096 - \$768.73 clock 2 zone 2 2" line breaks under trees adjacent to tennis court
- An invoice from Devlin roofing was approved via email by the Board of Directors for the repair of the roof at 7106 Carissa Court for a closet ceiling that came down during a rainstorm for \$850 to have it completed before the hurricane.

- Update on Alazar School property line work: Per a survey completed they own 6' from the new concrete wall. The city gave them permission to cut and remove the hedges which they plan on doing and replacing with new plants that they will be responsible for. Asked to notify Serafina when do additional work.

ACTIONS TAKEN

Motion by Lorraine, seconded by Barry to approve ARC form for new security cameras to be installed by the homeowner at 7120 Cannella Court. All in favor. MC.

Motion by Lorraine, seconded by Barry to accept the three bids for the repair of clock 5 issues (replace pump start relay, pressure relief valve and rewire) for \$1,509, raising of the canal pump piping and screen clean of debris (currently on the bottom and should not be) for \$231.95 and the clock 2 (rewiring of zones 8-14) under the street boring of Brookwood at the high estimate of \$5,204 depending on how the digging goes by Gem Lawn. All in favor. MC.

Motion by Barry, seconded by Sue to have three roof repairs to be completed by Devlin Roofing before the hurricane: Install roof dryer vent that was covered during the last roof replacement for \$1,450 at 7078 Lantana Lane, broken tile repair for \$450 at 7120 Canella Court, three roof leaks repaired for \$2,475 at 7033 Marlberry. All in favor. MC

Motion by Carol Seconded by Steve to table the Devlin Roof repair at 7226 Primrose for \$650 until find out if issue is a roof or fascia problem, if issue is still active, and if Koke Remodeling did a fascia repair in the past. Motion tabled.

Motion by Barry, seconded by Lorraine to accept bids from Koke Remodeling for the following repairs: 7126 Canella Court trellis painted and patched for \$495, 7130 Canella Court 12 new trellis boards and patch/paint 4x4 and two 8x8 (gutter removal required) for \$1,180, 7062 Lantana wood siding on A frame side large hole and dry rotted boards for \$2,150, 7045 Marlberry 18 new trellis, patch 4x4 and two 8x8 and replace 2' of fascia (gutter removal required) for \$1,965, 7113 Mimosa 14 new trellis boards and brackets for \$1,360. All in favor. MC

Note: \$950 bid for 7127 Mimosa is pending additional information justifying high estimate and a second bid.

ASSIGNMENTS

1. Serafina keep board updated on work done by Alazar School regarding the plants on the property line.
2. Serafina to request a detailed parts list for items like wire, wire nuts, pvc glue, etc. to help justify the high costs compared to home depot prices.
3. Serafina to get a second bid for window trim and caulking repairs are 7127 Mimosa.
4. Community Activities Committee to remake promotional media for yoga and line dancing classes to say 'Community Sponsored' instead of 'Free'.
5. Serafina to send letter to unit owners on Carissa Court to remind them that all garbage, including bulk, can only be put out the day prior to scheduled pick-up and any remaining garbage or containers must be removed by owner no later than the following day of scheduled pick up. Bulk pick up is scheduled on Thursday only.
6. Serafina to setup a meeting with Gem Lawn to discuss tidiness, damage to lawn caused by wet cuts, and inconsistent hedge levels, ref. 7120 Canella & 7023 Marlberry.
7. Serafina to follow up with unit owner of 7005 Marlberry about a front door replacement request.

Motion by Sue, seconded by Lorraine to adjourn the meeting at 8:25 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