

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Tuesday, November 5, 2019

Meeting called to order at 7:03 p.m. at 7102 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
Ray Bachan, Property Manager
Joyce Jacob, Property Manager
Mike Devlin, Devlin Roofing

ABSENTEES

Irving Rivera, Director at Large (excused)

APPROVAL OF MINUTES

Motion by Barry, seconded by Steve to waive the reading of the September 26 meeting minutes. All in favor MC.

Motion by Barry, seconded by Lorraine to accept the September 26 meeting minutes as written. All in favor. MC.

PRESIDENTS REPORT

- Mike from Devlin Roofing will give another short presentation on the carpentry needs at the community and how they can fulfill them (trellis and trims) as Koke Remodeling has turned in their resignation to do work.
- Amendment for new simple majority voting is now on the books as of October 21.
- The responsibility matrix for the HOA will be ready soon.
- Coastline PC came back and did repair the warped pool equipment cover.
- The pool and spa are currently closed by the Health Department due to a missing safety rescue hook.
- This is our first official meeting with Ray and Joyce of PAM. Ray is our administrative person and Joyce is the on grounds person. Issues need to be called into Ray.
- The December meeting will have planning for the next amendment want to pass.

DEVLIN PRESENTATION:

- Want to use a wood alternative for the exterior wood trims. Per code must use like to like for replacement building materials. Issue is existing trim is rough sawn cedar style that is no longer readily available and not good for Florida weather conditions. Problem with the past suggested alternative of plastic decking is that the color needs to match and would be an issue.
- Recommend using the PVC board/vinyl wood (\$3.50 a foot) for trim repairs as can get with both smooth and textured sides, can be painted easily, won't rot and comes in multiple sizes for trim repairs.
- Also recommending pressure treated wood with paint for trellis work.
- Examined the window trim and trellis structures on the property and found a lot of differences/ issues.
 - All kinds of fasteners have been used. Best to use is Philips head tap cons to prevent issues with exposed heads rusting.
 - The overhang extension of the trellis over the main support beam are in varying lengths. For uniformity use only 8-foot lengths with only 12" overhang over the main beam as will save money in cost and prevent warping of the wood.
 - The 4x4 trellis posts are either in a combination of 2 or 1 rafter boards. Change to only one rafter board (removing 2 boards total) and again save money.

- The 4x4 posts either extend upward from the top of the trellis or are flush against it. Go with the post being flush with the trellis top for uniformity.
- The rafters on the trellis are often warped. Place a stabilizing 1x4 on the top of the main beam so can't see it that will prevent twisting.
- Some posts are on top of the privacy cement wall and some are on the front sides for attachment. Go with posts being fully on top of the wall.
- Fasteners used were nails not screws, brackets were placed on the inside and not the outside. Change to brackets on the inside so not seen and deck screws for fastening.
- Rafters on beams have angle brackets. Switch to two by brackets for greater strength
- Homeowners have plants and other hooks on the trellis beams. Homeowners will be responsible for the removal of hanging plants prior to repairs. Devlin will remove plants if they are not removed by the time of the work.
- A homeowner complained about the fact that Devlin roofing workers were recorded urinating on the side of their house twice via video. Devlin was issued a key to the restrooms at the pool by PAM and has also pledged to provide male urinals in each work truck to prevent another occurrence of this issue.

VICE PRESIDENT REPORT

- No new renters/owners.

TREASURER REPORT

- The final budget is almost ready for the mailer to the homeowners for review for voting.

ISSUE LOG REPORT

- Irving was not present so will have report at next meeting.

PROPERTY MANAGER REPORT

- Eight items were completed under the threshold of \$250:
 - Repaired wheels on exterior sliding door at 7005 Marlberry for \$224.70.
 - Plastic and tape to secure home at 7110 Carissa \$16.85
 - Driveway patch at 7045 Marlberry for \$150.
 - Painted new doors at:
 - 7112 Carissa for \$75.
 - 7048 Lantana for \$100
 - 7028 Nandina for \$75
 - 7140 Brookwood for \$75
 - New timer for men's restroom at the clubhouse at 7102 Brookwood for \$100
- Eighteen residences were issued violations:
 - Shutter violations: 7105 Mimosa (complied), 7107 Mimosa (complied), 7108 Carissa (complied), 7140 Brookwood (complied), 7144 Brookwood (not complied), 7266 Papaya (complied), 7078 Lantana (complied), 7241 Primrose (complied), 7136 Canella (complied), 7138 Canella (complied), 7190 Mimosa (complied), 7011 Marlberry, 7039 Marlberry
 - Expired vehicle tag, 2nd vehicle blocking driveway for 7026: towed vehicle from 7024 Nandina
 - Children climbing trees violation: 7259 Papaya
 - Common area violations: 7259 Papaya
 - Unapproved occupant violation: 7254 Solandra
- Approved work pending completion:
 - 7018 Nandina front door and sidelight panel: was a defect in the glass
 - 7002 Nandina front door and sidelight panel: door has been ordered
 - 7130 Canella 12 new trellis: scheduling
 - 7045 Marlberry 18 new trellis and 2 feet of fascia: scheduling
 - 7113 Mimosa 14 new trellis and remove/reattach gutter: scheduling
- Stay Clean rescheduling date to complete cleaning is unknown at this time.
- A reported leak in the clubhouse men's restroom sink has been fixed.
- The fire hydrant stripping and new signage the Fire Inspector is getting detailed requirements for both and once information is received will proceed to obtain bids.

- Rear pool gate has been repaired however according to residents all one has to do is reach over the fence and push on the latch to unlock the gate without using a key. PAM will talk to gate company to repair situation.
- There was an issue of one residence not being counted for the new mailboxes. Permission was received by the missing homeowner to have the location of their mailbox switched to another street to facilitate the mailbox replacement and are now awaiting final Post Office approval for installation.
- An irrigation issue due to Lawn Enforcement root prune and barrier installation occurred and was repaired by Gem Lawn before board approval. Need to have a meeting with Gem Lawn.
- Towing company monitoring and towing is basically \$50 a visit. Parking Professionals is \$150 on demand monthly. Other company \$250 depending on number of visits.
- Sunday November 17th at 3 PM will have a community mulching project at the clubhouse to beautify it by residents. Caryl of landscaping committee estimates 50 bags of mulch for around \$160. Will use Steve's truck to transport.

ACTIONS TAKEN

Motion by Barry, seconded by Steve to approve the roof tile damage repair from falling tree at 7046 Lantana for \$750. All in favor. MC.

Motion by Steve, seconded by Lorraine to have PVC wood replacement of 5 windows and 1 door trim at 7023 Marlberry for \$1,540. All in favor. MC.

Motion by Steve, seconded by Sue to have PVC wood replacement of garage trim at 7045 Marlberry for \$252. All in favor. MC.

Motion by Steve, seconded by Sue for repair of rotted wood siding at 7132 Canella for \$785. All in favor. MC.

Motion by Sue, seconded by Barry for rotted trellis replacement at 7029 Marlberry for \$1,650. All in favor. MC.

Motion by Sue, seconded by Steve for rotted trellis and fascia repair at 7258 Solandra for \$1,835 contingent on price verification. All in favor. MC.

Motion by Steve, seconded by Barry for replacement of rotted window trim after homeowner has shutters removed at 7110 Carissa for \$492. All in favor. MC.

Motion by Lorraine, seconded by Barry to repair rotted siding and roof/wall tie in at 7110 Carissa for \$650. All in favor. MC.

Motion by Barry, seconded by Steve for concrete replacement at bottom of sliding doors at 7110 Carissa for \$375. All in favor. MC.

Motion by Carol, seconded by Steve for two replacement pump house concrete walls by DiSparano Design for \$435. All in favor. MC.

Motion by Steve, seconded by Lorraine for timer for the spa to reduce nighttime noise for neighboring homeowner by Cayson's Electrical for \$260. In favor: Lorraine, Sue, Steve, Barry and Lionel. Opposed: Carol. MC.

Motion by Steve, seconded by Carol to reject the bid for second palm trim by Gem lawn for \$18,492.50 for 2019. All in favor. MC.

Motion by Steve, seconded by Lorraine to accept the ARC form for 7159 Wistera. All in favor. MC.

Motion by Steve, seconded by Barry to accept the ARC form for 7012 Nandina. All in favor. MC.

Motion by Steve, seconded by Carol to **table**, due to lack of information, the bids from Devlin Roofing for the fascia rot and stucco wall damage at 7119 Mimosa, the fascia rot at 7226 Primrose and the metal lathe stucco cracked and broken at 7115 Mimosa.

Motion by Carol, seconded by Sue to **table** the repair of rotted trellis and rafters at 7005 Marlberry until get price adjustment and size information.

Motion by Steve, seconded by Sue to **table** the reseal trim board at 7112 Carissa as new door installation by Panarello used the wrong paint and caulk so PAM will follow up with the door installation company.

Motion by Carol, seconded Steve to **table** the cracks in the plaza boundary wall repair as need structural engineer bid also.

Chair tabled mailing of budget proposal for 2020 until corrections completed.

Chair tabled Nutrients Plus contract until all of board has chance to review.

Chair tabled the discussion on the correction of trim by DiSparano at 7018 Nandina until next meeting due to length of the meeting.

ASSIGNMENTS

1. PAM to verify prices from Devlin Roofing match old pricing from Koke for projects.
2. PAM to ask Devlin Roofing to provide more detail on their work estimates for material sizes and lengths.
3. PAM to follow up with Panerello Door for caulk issue at 7112 Carissa.
4. PAM to get structural engineer bid for boundary wall cracking issue at mall edge wall.
5. PAM to find out when Stay Clean will be completing cleaning work.
6. PAM to get bids for fire hydrant road hash tagging and signage.
7. PAM to get with pool gate company to get latch issue repaired.
8. PAM to arrange meeting with Gem Lawn about recent issues.
9. PAM will mail out budget proposal when final board approval has been given.

Motion by Sue, seconded by Loraine to adjourn the meeting at 8:56 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