

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Tuesday, November 21, 2019

Meeting called to order at 7:04 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
Irving Rivera, Director at Large
Ray Bachan, Property Manager

APPROVAL OF MINUTES

Motion by Barry, seconded by Carol to waive the reading of the November 5th meeting minutes. All in favor MC.
Motion by Lorraine, seconded by Sue to accept the November 5th meeting minutes as written. All in favor. MC.

PRESIDENTS REPORT

- Thank those who participated in the mulching project for the clubhouse, especially Caryl for spearheading it and Steve for loan of his truck to bring the mulch onsite.
- An email about the standards for Devlin Roofing to use for the trellis repairs on the property was agreed upon by the Board:
 - Use only 8-foot lengths with only 12" overhang over the main beam.
 - The 4x4 trellis posts changed from two to only one rafter.
 - The 4x4 posts height being flush with the trellis top.
 - Place a stabilizing 1x4 on the top of the main beam so can't see it that will prevent twisting.
 - Attachment posts fully on top of the wall.
 - Use brackets on the inside so not seen and deck screws for fastening.
- The final budget for 2020 was sent out to the membership last week for voting in a mailer
- Also included in mailing was information on common areas and parking
- Two important meetings are coming up on December 3rd:
 - Membership ballot counting for partially funding of the reserves for 2020 (stay at \$350 a month) at 7:00 pm
 - Board meeting to officially adopt the 2020 budget at 7:30 pm
- December 10th have a closed legal meeting with the attorney to discuss the next amendments want to put out to the membership and look at the first draft of the responsibility matrix.
- Devlin still working on scheduling work orders approved last meeting (November 5). Will not approve any more work by Devlin Roofing unless can do the scheduling sooner. Want to set standard of within a week to start scheduling new work orders.

VICE PRESIDENT REPORT

- 7125 Mimosa new owner Marly Gaviria

TREASURER REPORT

- Need everyone to vote for the 2020 budget partial funding.
- Still have one Sun Trust account not moved over yet of \$204,557.86. Want one account for ease of access and the increased interest can earn. All accounts over \$250,000 need to be in FDIC insured banks. The Sun Trust one is insured at present.
- Active account to pay bills: \$157,644.14
- Reserves account: \$1,077,056.28
- In arrears: \$3,097 to attorney. Outstanding: \$9,700 mostly 30 days. Waiting on one foreclosure.

ISSUE LOG REPORT

- Irving has had no communication from the property manager, therefore no report

PROPERTY MANAGER REPORT

- Two items were completed under the threshold of \$250:
 - Repaired leak under men's restroom clubhouse sink for \$100.
 - Reset clubhouse and pool light timer for \$75
- Seven residences were issued violations:
 - Shutter violations: 7144 Brookwood (complied), 7136 Canella (complied), 7011 Marlberry (provided extension 11/8/19 still noncompliance on last inspection 11/15/19), 7021 Marlberry
 - Common area violations (swing on trellis, backyard used for storage): 7259 Papaya
 - Unapproved occupant violation: 7254 Solandra (claim to be fixing house for renting, submitting an application, last applicant was denied)
- Completed work orders:
 - 7102 Brookwood clubhouse men's rest room sink repair
 - 7102 Brookwood clubhouse pool lights and timer adjustment
 - 7102 Brookwood clubhouse spa/pool timer installation
 - 7247 Solandra hanging branches
 - 7259 Papaya garbage clean up
- Pending completion/to be scheduled by vendor:
 - 7046 Lantana tile damage from falling tree
 - 7023 Marlberry window trim for 5 windows
 - 7045 Marlberry garage trim
 - 7132 Canella rotten wood siding
 - 7029 Marlberry rotted trellis replacement
 - 7110 Carissa rotted window trim
 - 7110 Carissa roof to wall tie in/rotted siding
 - 7110 Carissa concrete replacement bottom of sliding doors
- Stay Clean rescheduling date to complete cleaning is unknown at this time as contractor still in hospital. Will likely be after the holidays.
- The fire hydrant stripping and new signage have obtained one bid so far, requested four.
- Rear pool gate repair to latch to prevent unlocking the gate without using a key will be done soon.
- New mailbox installation waiting to map out so can schedule. Will be after the holidays as are awaiting final Post Office approval for installation.
- Pump house concrete wall project waiting on vendor to schedule, looks like January.
- General signage bid for all signs to be correct 7 feet high still working on (separate from stripping bid).
- Boundary wall cracks have one bid only so far, requested four.

ACTIONS TAKEN

Motion by Carol, seconded by Barry to approve the reimbursement of \$120 farewell gift for Denise purchased by Lionel. All in favor. MC.

Motion by Sue, seconded by Steve to approve the newest version of the Nutrients Plus contract for fertilization and pest control addressing the address and bait station issues. All in favor. MC.

Motion by Steve, seconded by Barry to table the following Devlin Roofing projects as still do not have the details needed on the invoices: 7226 Primrose (fascia rot), 7119 Mimosa (fascia and stucco wall damage), 7005 Marlberry (rotted trellis/rafters), 7115 Mimosa (metal lathe/stucco cracked). All in favor. Motions tabled.

Motion by Steve, seconded by Sue to deny correction of concrete work around window frames at 7018 Nandina as issue has been corrected/there is no structural issue/only cosmetic. Five (5) in favor - Steve, Sue, Loraine, Carol, Barry; one (1) opposed - Lionel. MC.

Motion by Barry, seconded by Sue to accept 2 bids from Gem Lawn for irrigation issues. Clock 5 zones 10 and 13 wire breaks \$130, irrigation repairs 7250 Primrose zone 8 \$800. All in favor. MC.

Motion by Barry, seconded by Sue to table the clock 5 irrigation repairs between 7223-7228 Primrose which was related to the Lawn Enforcement root pruning. Bids received by Lawn Enforcement and an older bid by Gem Lawn for \$1,417.59 versus current bid of \$1,600. All in favor. Motion tabled.

COMMITTEE REPORTS

Landscaping:

- Two dead palm trees were seen by PAM Joyce per Caryl
- Have issues with the current occupants at 7254 Solandra not picking up any dog waste.

ASSIGNMENTS

1. PAM to get in contact with Nutrients Plus to inform them that contract has been approved, get the contract signed and given to Lionel.
2. PAM to follow up with occupants at 7254 Solandra about dog waste responsibilities.
3. PAM to follow up with Devlin Roofing that work orders need to be scheduled within a week. If 5 tabled bids from this meeting not ready by next board meeting the need to have alternative bids from PAM for these.
4. PAM to continue to get additional bids for the boundary wall cracking and fire hydrant stripping and signage.
5. PAM to find out when Stay Clean will be completing cleaning work.
6. PAM to find out when Post Office approves new mailboxes.
7. PAM to get date for pump house box repairs from vendor.

Motion by Barry, seconded by Sue to adjourn the meeting at 8:09 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