

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, December 19, 2019

Meeting called to order at 7:09 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

**EXCUSED**

Irving Rivera, Director at Large

**APPROVAL OF MINUTES**

**Motion** by Barry, seconded by Lorraine to accept the November 21 meeting minutes as read. All in favor MC.

**Motion** by Steve, seconded by Barry to accept the December 3 meeting minutes as read. All in favor. MC.

**PRESIDENTS REPORT**

- Met with the attorney on December 10 to go over draft of the responsibility matrix. When finalized PAM will get a copy and then will be able to let owners know immediately who is responsible for repairs needed.
- There will be an amendment workshop in the beginning of January with the date to be announced.

**VICE PRESIDENT REPORT**

- New renters:
  - 7274 Papaya Dylan Blaiwes
  - 7035 Marlberry Christian Campbell and Anthony Terry Jr
- New owners:
  - 7125 Mimosa Marly Gaviria

**TREASURER REPORT**

- Still have sprinkler issues are paying for
- Will have paving and signage work coming up next year which will cost additional money
- Arrears: \$3,797 to lawyer, over 61 days \$4,051, under 60 days \$7,447.
- Operating funds: \$191,199
- Reserve funds: \$1,128,796
- Sun Trust account: \$204,557

**ISSUE LOG REPORT**

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

**PROPERTY MANAGER REPORT**

- Two items were completed under the threshold of \$250:
  - Placed cover on outdoor pool outlet and lock (lock to be installed) at 7102 Brookwood \$95
  - Door weather stripping 7040 Nandina for \$100
- Seven residences were issued violations:
  - Shutter violations: 7011 Marlberry (complied), 7004 Nandina (delivering letter 12/13), 7021 Marlberry (delivering letter 12/13), 7086 Lantana (delivering letter 12/13)
  - Putting out garbage too soon: 7046 Lantana
  - Children climbing trees violation: 7005 Papaya (delivering letter 12/13)
  - Unapproved occupant violation turned over to attorney: 7254 Solandra
- Approved work pending completion:
  - 7226 Primrose fascia rot: scheduling
  - 7046 Lantana tile damage from falling tree: scheduling

- 7023 Marlberry 5 window trims: scheduling
- 7045 Marlberry garage trim: scheduling
- 7132 Canella rotted wood siding: scheduling
- 7029 Marlberry trellis replacement: scheduling
- 7110 Carissa rotted wood trim: scheduling
- 7110 Carissa roof to wall tie in/rotted siding: scheduling
- 7002 Nandina door installation: scheduling
- 7115 Mimosa metal lathe stucco cracking: scheduling
- 7005 Marlberry rotted trellis/rafters: scheduling
- 7119 Mimosa fascia and stucco wall damage: scheduling
- Issues with upcoming holidays and rain may delay project completions
- Devlin Roofing has scheduled projects and followed up with PAM
- Still waiting on Post Master for new mailbox installation. Looking at January completion date now.
- Unable to approve ARC form for 7018 Nandina for new hurricane windows as full contractor packet has not been submitted.
- New PAM software program will be running in January. Will need to have a workshop to explain.
- Changing to Center State Bank for operating account: able to work with PAM software, will still need 2 officers to approve items, the HOA payment address will have to be switched, can switch property managers easily.

## **ACTIONS TAKEN**

**Motion** by Lorraine, seconded by Barry to table 7226 Primrose root pruning and barrier until have second bid. All in favor. Motion tabled.

**Motion** by Steve, seconded by Barry to approve removal of 2 dead palm trees (7253 Solandra, 7269 Papaya) by Gem Lawn for \$375. All in favor. MC.

**Motion** by Barry, seconded by Lorraine to accept all irrigation bids by Gem Lawn (clock 2 zone 2 \$1,040, clock 5 multiple line breaks 7223-7228 \$1,600, clock 2 north of clubhouse clogged line \$520, clock 1 pump 1 and zones 6, 10 and 12 remove old timer/wires and install new timer/wires \$520, clock 2 zone 6 clogged/crimped line \$520, clock 3 7210 canella and 7129, 7139-7137 Mimosa dig up roots/replace 6" pop up head \$995, clock 2 zone 1 west side clubhouse clogged line \$520, clock 2 zone 5 broken line \$172.21). All in favor. MC.

**Motion** by Sue, seconded by Lorraine to table the sign and striping bids as current bids from PAM do not match. All in favor. Motion tabled.

**Motion** by Barry, seconded by Lorraine to approve the Prestar required replacement cost valuation report to determine insurance coverage for \$1,631.70. All in favor. MC.

**Motion** by Steve, seconded by Lorraine to move operating account funds \$125,000 from BBT to new account at Center State Bank (BBT not a partner bank with PAM software, will not require previous board member signatures for account changes, no HOA fees, ease of processing checks) Aye: Carol, Lorraine, Barry, Steve. Nay: Sue. MC.

## **ASSIGNMENTS**

1. If bids are over \$1,500 need to have at least 2 bids for the project. If is approved vendor then don't need multiple bids.
2. For landscaping projects need multiple bids not just Gem Lawn.
3. PAM to make sure Devlin Roofing has scheduled all new bids approved.
4. Nutrients Plus was to begin work the first week of December. PAM to follow up on schedule.
5. PAM to reach out to original rear pool gate installers about regular strike plate installation (\$120)
6. PAM to send formal letter to Stay Clean that will no longer be using their services as are not responding. PAM to look for alternate company.
7. PAM to get new irrigation map from Gem Lawn
8. PAM to get matching bids for signage and striping from vendors (Signarama, The Paving Lady, Atlantic Southern)
9. If PAM doesn't have matching bids do not put them into the board packet
10. PAM to check why pool closed recently. Send letter to pool company that need to alert PAM of issues.
11. Have Devlin Roofing look at 7018 Nandina for repair work bid.

**Motion** by Steve, seconded by Lorraine to adjourn the meeting at 8:52 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