

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, January 23, 2020

Meeting called to order at 7:05 p.m. at 7102 Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Lionel Nimmo, President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Irving Rivera, Director at Large
Barry Harris, Director at Large
Eric Mauro, Property Manager
Joyce Jacob, Property Manager

ABSENTEES

Lorraine Morales, Vice President (Excused)
Sue De Pasquale, Director at Large (Excused)

APPROVAL OF MINUTES

Motion by Barry, seconded by Steve to accept the December 19 meeting minutes as read. All in favor MC.

PRESIDENTS REPORT

- Sal from Gem Lawn/Nutrients Plus at meeting to answer board questions on irrigation status update (where stand, when repair amounts reduced, wet check status) and pest control/fertilization update. He left the meeting at 7:24 pm.
 - IRRIGATION: Most of the significant repairs have been completed. There were lots of issues when started. Are getting to the point where the quantity/costs of estimates will start going down within a 6-month time frame. Still will have normal sprinkler head issues with the wet checks discovered. There are still intermittent areas of malfunction but are getting closer for the system to be fully functional. The sprinkler map for the entire complex still needs modification and will be updated. Part of wet check will be to check and correct the water volume being used in smaller spaces (between units), water striking homes and water striking roads and sidewalks.
 - FERTILIZATION/PEST CONTROL: Will be inspecting for weeds in 2-3 weeks for a decline as did the treatment mid-January for the first time. There were significant problems and did a course of spraying using 3 products that are systematic. The cooler and hopefully drier winter weather will also help get rid of the weeds. It will be a 6 month to a year process to build up the grass again. The muddy areas created where weeds have been killed either must be re-sodded or given time for grass to re grow. Can't seed St. Augustine grass, want to go ahead and give chance for grass to grow to save costs. Every odd month will be the weed/fertilization service. In 6 months will do a walk around to check the grass for growth.
- Many people have reached out about the HOA fee coupon books. There has been a delay in mailing them and they will be arriving in the mail shortly. Only for the month of January will late payments NOT be counted against homeowners due to the delay. Late payment is considered to be mid-month. No issues with owners who do the electronic payments. If people want to send out can mail to PAM or do at a BBT branch location. If want per Joyce can email PAM and they will email back temporary ones.
- Annual elections mailer for the 2020-2021 board of directors was approved today and will be sent out early next week in the mail. The annual meeting will be March 19. The deadline for nominations to be on the board will be February 29. There will be a meet and greet before the annual meeting on March 12 for prospective board members.
- The lawyer will be getting back to the board by January 24th with the next proposed amendment on doors, windows and gutters. The date for a workshop for the amendment will be sent out by a mass email and via the message board in front of the clubhouse.

VICE PRESIDENT REPORT

- None as Lorraine was not present at the meeting

TREASUER REPORT

- No financial institution requires 2 signatures on payments. It is up to the board of directors and property manager for that.
- Looking into CDs and account with Center State Bank and will want 2 signatures option.
- Still have BBT account and they are merging with Sun Trust to become Truist Bank.
- Presently we have the money pooled for a larger interest rate but not all of it is insured by FDIC. Trying to find a better way to not have multiple accounts at multiple banks to get the FDIC insurance to a \$250,000 limit per account. There are 2 possible types of accounts the CDARS and the ICS where can register with one institution and manage money in FDIC insured accounts, therefore all money will be insured.
- Arrears: \$3,797 to lawyer, over 61 days \$3,572, under 60 days \$2,452.
- Operating funds: \$130,781
- Reserve funds: \$1,156,496
- Sun Trust account: \$204,557

ISSUE LOG REPORT

- Irving had no report at the meeting.

PROPERTY MANAGER REPORT

- Nine items were completed under the threshold of \$250:
 - Painting of interior of the exterior door slab at 7018 Nandina for \$100. Per the board this should not have happened as the association is not responsible for any interior items in any unit, including the interior side of the exterior door.
 - Various Gem Lawn items: Clock 4 Zone 2 rotor in tree roots (\$91.05), Clock 4 Zone 3 rotor in tree roots (\$91.05), clock 1 Zone 2 7064 Lantana clogged zone line (\$181.56), Clock 4 Zone 2 Canella break due to root and repairs (\$206.85), Clock 4 Zone 5 7202 to 7204 Primrose ½ zone line break in roots (\$119.31), Clock 4 Zone 7 7218 Primrose (zone line below paver remove and repair (\$98.06), Clock 4 Zone 9 7224 Primrose Pump Station 5 electrical panel break repair (\$198.27), Clock 5 Zone 9 papaya and Brookwood locate and repair solenoid (\$244.00)
- Six residences were issued violations:
 - Shutter violations: 7011 Marlberry (complied), 7004 Nandina (complied), 7021 Marlberry (complied), 7086 Lantana (complied)
 - Putting out garbage too soon: 7046 Lantana (letter sent)
 - Unapproved occupant violation turned over to attorney: 7254 Solandra
- Completed work orders:
 - 7247 Solandra hanging branches
 - 7259 Papaya garbage clean up
 - 7040 Nandina install door weather strip
 - 7068 Lantana roof leak
 - 7215 Primrose re seal windows
 - 7113 Mimosa trellis repair
 - 7258 Solandra trellis repair
 - 7110 Carissa concrete restoration to bottom of sliding doors
 - 7253 Solandra removal of dead tree
 - 7269 Papaya removal of dead tree
 - 7130 Canella trellis repair
 - 7115 Mimosa trellis repair
 - 7226 Primrose rotted fascia
 - Clock 2 north of clubhouse
 - Clock 2 Zone 2 irrigation
 - Clock 2 Zone 5 irrigation line
 - Clock 2 Zone 6 clogged/crimped
 - Clock 1 Pump 1 Zones 6, 10 and 12 old wires and timer
 - 7119 Mimosa fascia
 - 7045 Marlberry trellis repair
 - 7064 Lantana roof repairs

- Approved work pending completion:
 - 7018 Nandina window concrete trim removal and wood trim replacement: scheduling
 - 7005 Marlberry trellis repair: scheduling
 - 7110 Carissa concrete siding: scheduling
- Still waiting on Post Master for new mailbox installation.

ACTIONS TAKEN

Motion by Steve, seconded by Barry to approve six Gem Lawn proposals for irrigation work. All in favor MC.:

- 1139: sprinkler breaks from roots Clock 4 Zone 1 \$520
- 1140: bubbler for new trees between buildings and common area Clock 3 Zone 3 \$300
- 1142: PVC repair to stuck valve Clock 5 Zone 10 \$425.82
- 1145: Main line breaks from roots 7520 Solandra Clock 5 Zone 3 \$681.58
- 1151: root barrier 20 feet 7002 Nandina \$380
- 1161: Irrigation repairs and pump station lid 7102 Brookwood pump \$597

Motion by Barry, seconded by Steve to table multiple proposals from Gem Lawn due to pricing change from \$65 and hour to \$75 and hour on bids. All in favor. Motion tabled.:

- 1163: pipe and wire trace with irrigation ad on if applicable Clock 2 7102 Brookwood
- 1166: bury pipes below ground Clock 2 Zone 6 \$311.14
- 1171: locate and take apart valve, clean/replace Clock 4 Zone 8 \$657.91

Motion by Steve, seconded by Barry to approve all bids by Devlin. All in favor MC.:

- 7045 Marlberry rotten beams, 2 new main beams, 4 tapcon bolts/ 4x4 vertical support for \$650
- 7107 Mimosa 15 feet of rotten 2x6 fascia remove/install gutters for \$750
- 7110 Carrisa wood trim around 2 sliding doors 48 feet 1x6 PVC trim for \$672
- 7119 Mimosa roof to wall flashing leaking, remove 2 rows tile and install 2x20 foot tar and membrane for \$850
- 7128 Cannella replace 4 feet trim, caulk tongue and groove 10x20 feet, seal fascia and vertical trim for \$850
- 7112 Carrisa clean and scrape lower tie in of trim and reseal, paint for \$350
- 7023 Marlberry 110 feet of vinyl trim 1x6, caulk and paint around windows and door for \$1,540
- 7029 Marlberry trellis repair brackets, paint, caulk, parching compound, new 2x6x8 for \$1,650
- 7132 Canella 20 feet 1x6 tongue and groove, paint and roof paper and caulk for \$785
- 7046 Lantana roof tile repair work from tree damage for \$750

Motion by Carol, seconded by Steve to table \$800 bid from MD Caulking for 7247 Solandra as need full description of work in bid and a second bid. All in favor. Motion tabled.

Emailed Approvals by the Board:

- 7018 Nandina window fascia by Devlin for \$2,792
- 7064 Lantana emergency roof repairs due to racons/rats into attic space by Devlin

ASSIGNMENTS

1. PAM to talk to Gem Lawn about the very old trash trapped in bushes at McNab entrance and why when doing work haven't removed.
2. If Devlin Roofing while doing work finds needs to do additional work beyond original scope to get the job done correctly in one visit on an emergency basis needs to have email approval from board of directors via email.
3. PAM to get a second bid for 7226 primrose root barrier work.

Barry Harris left the meeting at 8:17 pm. As no longer had a board of director quorum the meeting was adjourned at 8:18 pm.

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