

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, February 27, 2020

Meeting called to order at 7:07 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
Irving Rivera, Director at Large
Barry Harris, Director at Large
Sue De Pasquale, Director at Large
Joyce Jacob, Property Manager

APPROVAL OF MINUTES

Motion by Steve, seconded by Barry to accept the January 23, February 7 and February 11, 2020 meeting minutes as read. All in favor MC.

PRESIDENTS REPORT

- Daniel with Comcast at meeting to answer board questions on the renewal for the access agreement for the association
 - Previous board signed document 9 years ago for access by way of easement into the common area infrastructure. Florida is a right to access state and the association owns the common outside wiring.
 - Renewal agreement will provide Comcast exclusive marketing rights, meaning no other provider can come in and market their services (leave flyers or host events). Also has an anti-bulk agreement attached to it which restricts the association from entering into bulk service agreements unless Comcast gets the first chance at it. Comcast will maintain the association infrastructure at no cost if agreement is signed otherwise the association will be charged for repairs. Residents can still use any vendor that they wish to provide their services.
 - Door incentive fee will be given to the association as a one-time payment 90 days after the agreement is signed. A ten (10) year agreement is \$110 per door meaning a payment of \$22,100. An eleven (11) year agreement is \$125 per door meaning a payment of \$25,125.
- The HOA fee coupon books were mailed out and received in February by residents
- Annual elections mailer for the 2020-2021 board of directors was sent out in the mail. The annual meeting will be March 19. The deadline for nominations to be on the board is February 29. There will be a meet and greet before the annual meeting on March 12 for prospective board members.
- As there were only six (6) candidates for the board of directors at the time of this meeting, and there needs to be an odd number of members to prevent deadlocks, the 2020-2021 board will only consist of five (5) members. In reaching out to the attorney, the association documents state that the number of directors can be not less than 3 but no more than 7 but does not specify how to determine the number of directors. In such cases, the size of the board defaults to 5 members - as per case law. A new amendment would be required to fix the number of board members to an exact amount in the future if desired.
- A second mailer with the information on the proposed amendment will be sent out in the beginning of March. There will be a workshop with the lawyer on March 11 to discuss the amendment.
- PAM's last day servicing the association as property manager will be on March 31. Integrity Property Management (IPM) will start as property manager on April 1st. The contract for Integrity will be reviewed by both the board and the attorney and will be approved by email before the annual meeting. A meet and greet meeting will be scheduled for residents to meet IPM.
- There were several questions on the insurance policy that were asked of the attorney:
 - The insurance is based on the buildings not the individual units
 - If a claim is made only the affected party is responsible for the deductible
 - The insurance policy can be paid up front for the full amount or done in installments with an extra fee.

VICE PRESIDENT REPORT

- New tenants from January 23 board meeting
 - 7224 Primrose: Christopher Brown, Isabel Bautista-Solis
 - 7225 Solandra: Jonathan and Terri Usha
- New owners from January 23, 2020 board meeting
 - 7049 Marlberry: Fernando Scoppetta
- Transfer of title
 - 7026 Nandina to: Gustave A. Guilbert Jr, Robert A. Guilbert, Rosemarie Guilbert and Muguet Burgos
- New owners:
 - 7202 Nandina: Donald Bernstein
 - 7212 Primrose: Nikolas and Paula Prieto

TREASUER REPORT

- Transferred money for the first payment for the association insurance
- At some point discuss doing the pros and cons of paying the insurance payment in full as would save in fees
- Operating funds (BBT): \$277,728
- Reserve funds: \$1,103,548

ISSUE LOG REPORT

- Irving had no report at the meeting.

PROPERTY MANAGER REPORT

- One item was completed under the threshold of \$250:
 - Rehangng of the pool sign on the exterior of the storage room door.
- Four residences were issued violations:
 - Shutter violations: 7004 Nandina (complied), 7021 Marlberry (complied)
 - Putting out garbage too soon: 7046 Lantana (complied)
 - Parking on grass and in an unauthorized area: 7052 Lantana
- Completed work orders:
 - 7045 Marlberry trellis repair
 - 7107 Mimosa fascia repair and reinstall gutter
 - 7119 Mimosa roof to wall flashing
 - 7128 Canella wood trim, caulk, tongue and groove repair
 - 7064 Lantana roof repair
 - 7018 Nandina paint front door
 - Clock 1 Zone 2 7064 Lantana clogged line
 - Clock 4 Zone 2 7124 Cannella break due to root repairs
 - Clock 4 Zone 5 7202-7204 Primrose zone line below paver remove and repair
 - Clock 4 Zone 9 7224 Primrose Pump station 5 electrical panel break and repair
 - Clock 5 Zone 9 Papaya and Brookwood locate and repair solenoid
- 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
 - 7112 Carissa clean lower tie in of trim and paint/reseal: scheduling
 - 7023 Marlberry window and door trim: scheduling
 - 7029 Marlberry trellis repair: scheduling
 - 7132 Canella tongue and groove, pint, roof paper and caulking: scheduling
 - 7046 Lantana roof repair: scheduling
 - Gemlawn:
 - Clock 3 Zone 3 bubbler for new trees
 - Clock 5 Zone 10 Repair stuck valve
 - Cock 5 zone 3 main line breaks from roots at 7520 Solandra
 - 7002 Nandina root barrier 20'
 - 7102 Brookwood irrigation pump station lid repairs
- Projects:
 - Cracks in boundary wall: have bid from United Professional Engineering, met with plaza property manager to determine how to proceed as trees are problem and need to determine boundary of association versus plaza. Per city they do not do walls that are shared to properties only barrier walls.

- Fire hydrant striping and signage: only one bid from Atlantic Southern Paving and Sealcoating received.
- Mailboxes: in 2 locations the slabs are too small to accommodate the new larger mailboxes. Option is to remove the structure and extend the concrete slab and then redo structure.
- Pump house concrete walls: reached out to vendor and left message to schedule job on 1/31/2020 and still awaiting response
- Stay Clean: sent letter of dissatisfaction and requested bid from M&J who advised bid submission would happen by end of week 2/21/20 but still waiting.

ACTIONS TAKEN

Motion by Steve, seconded by Sue to table the transition to Center State Bank due to issues with the paperwork involved until the new property management company is in place. All in favor. Motion tabled.

Motion by Steve, seconded by Lorraine to table the renewal of the Comcast access agreement until attorney reviews it and gets back to the board with recommendations. All in favor Motion tabled.

Motion by Steve, seconded by Barry not to renew the backup attorney collections retainer from KBR for \$450. All in favor. MC.

Motion by Carol, seconded by Lorraine to table three emergency repair bids from Gem Lawn (invoices 14572, 14577, 14579) as work was completed without board approval. All in favor. Motion tabled.

Motion by Lorraine, seconded by Steve to table Gem Lawn estimates 1163 (clock 2 \$631), 1166 (clock 2 zone 6 \$311.14) and 1171 (clock 4 zone 8 \$657.91) due to labor pricing being \$75 instead of contracted \$65 an hour. All in favor. Motion tabled.

Motion by Lorraine, seconded by Sue to accept the 2 ARC requests from 7018 Nandina (window replacement) and 7088 Lantana (garage door replacement). All in favor. MC.

Motion by Steve, seconded by Lorraine to approve waterproofing and sealing of exterior glass doors and shutters by PPM. Motion failed.

Motion by Steve seconded by Lorraine to reject the bid for the waterproofing and sealing of exterior glass doors and shutters by PPM. As per legal counsel these repairs are the homeowner’s responsibility. All in favor. MC.

Motion by Carol, seconded by Sue to table the bid for trellis repair at 7108 Carissa as per legal counsel is owner’s responsibility. All in favor. Motion tabled.

Motion by Lorraine, seconded by Sue to table the common area signage bids until the next board is elected. All in favor. Motion tabled.

ASSIGNMENTS

1. PAM to get estimates for pothole repair at Solandra, Marlberry and Lantana for cold patching if cannot get hot asphalt patching done.
2. PAM to get quote for University entrance walls and tennis court pressure wash cleaning.
3. PAM to get a second contractor for roof repair work.
4. PAM to get bids for the mailbox slab extension and structure work.
5. Steve to schedule Meet & Greet with IPM for residents.

Motion by Lorraine, seconded by Sue to adjourn the meeting at 8:55 pm. 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