

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

Meeting called to order at 7:08 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

ATTENDEES

Lionel Nimmo, President
Lorraine Morales, Vice President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Irving Rivera, Director at Large
Sue De Pasquale, Director at Large
Barry Harris, Director at Large (Unexcused)
Julia Bailey, Property Manager
Cynthia Whittle, Property Manager

Verification of publication of notice by email and on website to all homeowners.

PRESIDENTS REPORT

- Until the COVID 19 pandemic is over meetings will be held virtually and most of the community information will be found on the website or via email.
- The next board of directors meeting will be held virtually on May 21, 2020. Check the website for joining information.
- Waiting for legal counsel still for the annual meeting as are ballots involved for both the amendment and the board of directors and may require a physical presence for the meeting.
- The pool and tennis courts are closed indefinitely due to Broward county emergency regulations. Complaints of people climbing over fences and using them need to be directed to the Sheriff's Office and Property Manager. City of Tamarac non-emergency sheriff's office number is 954-720-2225.
- Member HOA fees will continue to be collected.
- Gem Lawn was approved to begin trimming the hardwood and palm trees. Start date was this past Monday. Check website and mailboxes for trimming schedule. Residents will need to help by moving their vehicles out of the way to avoid property damage.
- The responsibility matrix has been returned from the attorney and given to the Property Manager. Turn around time for repairs and replies to homeowner questions should be faster.
- Residents are reminded to contact the property manager first for complaints. If they don't get a response from the property manager then reach out to the board via email: tlcbod@googlegroups.com
- The sidewalk chalk art contest winners were: 7259 Solandra, 7080 Lantana and 7078 Lantana. Photos of the artwork are on the website and gift cards will be sent out soon by the Property Manager.
- Communications committee is working on the website and also working on new logo for the website and community signage.
- We will have another meeting to address the Gem Lawn invoice issues before the next regularly scheduled meeting.

VICE PRESIDENTS REPORT

- New owners 7212 Primrose Lane: Nikolas and Paula Prieto
- New owners 7026 Nandina lane Herman Allen
- New renters 7029 Marlberry Lane: Sandra Pena and Antonio Arzelmo

TREASURER REPORT

- BBT operating fund: \$153,736.77
- BBT reserves fund: \$1,257,617.59
- The additional bank account is at Sun Trust Investments and are still trying to get it moved over to other accounts. Will need to get new signature cards.

- AR: \$16,498, \$3,800 with attorney, rest are 90 days or less overdue HOA fees
- Did finally receive financials from PAM up to March 31, 2020. Property Manager will be reaching out to get information from Steve.

ISSUES LOG

- Nothing to report per Irving

PROPERTY MANAGERS REPORT

- Transparency spending report: a total of \$167.38 spent
 - Pool furniture moving into the clubhouse \$20
 - Pool deck locks and chains for gates: \$69.66
 - Pool restroom locks and hasps for doors: \$77.72
- No email board approvals to report
- Closed repairs:
 - 17 irrigation repairs closed but have 14 open
 - Door replacements done in 2019 still do not have final inspections to close the permits as due to COVID issue city inspectors are not going into people's houses to inspect anything currently
- Bids for pothole repair: Got 2 bids from Top Choice Paving and Five Star Sealing and Paving but are still waiting for bid from Anything Asphalt. Have 2 old bids from PAM from Atlantic Southern and PPM.
- Pool gate and clubhouse restroom doors have been secured with chains and locks.
- Ed from the mailbox company was not available to be in the meeting by phone. Two mailbox areas need larger concrete slabs and expanded roof structures due to the new larger size of the new mailboxes to be installed on Canella and at Solandra and Brookwood.
- Fire hydrant markings: Need to get more information as only have one old proposal for work and want to get more bids.
- BBT new signature cards have already been received and are good.
- Irrigation Issues:
 - Invoice 1166: clock 2, zone 6, tabled from January due to labor rate not being \$65 and hour. Labor rate change was approved April 1, 2020 to \$75.
 - Invoice 1210: was already tabled and voted down by the board as homeowner responsibility for gutter installation
 - Invoice 1223: clock 2 zone 15, line break, tabled as needs to be \$65 labor rate
 - Invoice 1254: clock 1, zone 4, bad valves and main line break for \$1,003.45
 - Invoice 1255: clock 5, zone 2, bad valves for \$1,513.53
 - Invoice 1257: clock 2, zones 1 and 10, timer module and wire for \$265.45
 - Invoice 1259: clock 2 new valve and repair, table as need to discuss proposed man hours for job
 - Invoice 1260: zone 5, valve locating, table as need to discuss proposed man hours for job
 - Invoice 1261: table as not clear what project involves only note that grass is dry
 - Invoice 1264: clock 5, valve locating, table as need to discuss proposed man hours for job
 - Invoice 1266: clock 5, valve locating, table as need to discuss proposed man hours for job
 - Invoice 1267: clock 4, zone 9, clogged line, table as need to discuss proposed man hours for job
- ARC form from 7015 Marlbery: COI has expired and need the full permit package including proposed color
- HOA payments to BBT directly can still be sent. Payments to PAM need to be redirected to IPM.

ACTIONS TAKEN

Motion by Sue, seconded by Loraine to approve the February 27, 2020 regular meeting minutes as read. All in favor. MC.

Motion by Sue, seconded by Steve to approve the March 11, 2020 special closed meeting minutes as read. All in favor. MC.

Motion by Sue, seconded by Lorraine to approve the April 2, 2020 closed legal meeting minutes as read. All in favor. MC.

Motion by Steve, seconded by Lorraine to approve the April 9, 2020 special meeting with Property Manager minutes as read. All in favor. MC.

Motion by Steve, seconded by Sue to accept the bid for pavement repairs from Five Star Sealing and Paving for \$1,895.00 for 7 damaged pothole areas. All in favor. MC.

Motion by Steve, seconded by Sue to approve Gem Lawn invoices 1254, 1255 and 1257. All in favor. MC

Motion by Lorraine, seconded by Carol to table Gem Lawn invoices 1223, 1259, 1260, 1261, 1264, 1266, 1267 and 1166 due to questions on labor rates, additional information needed, and man hour proposed times. All in favor. MC.

ASSIGNMENTS

1. IPM to get gift cards and send them out to winning sidewalk chart art participants.
2. IPM to get financials information sent to Steve from PAM to update their information
3. IPM to get bids for the mailbox slab and roof expansion needs by next meeting
4. IPM to get up do date on fire hydrant markings and get more information from PAM
5. IPM to get with Gem Lawn about tabled irrigation invoices (1223, 1259, 1260, 1261, 1264, 1266, 1267 and 1166) for labor rate changes, questions on man hours to do work, and additional information
6. IPM to contact homeowner at 7054 Lantana to let know ARC for hurricane shutters was not approved due to lapsed COI, needing full permit package and color selection.
7. IPM to get with homeowner at 7015 Marlberry to get full hurricane shutter permit package
8. IPM to drive by behind 7147 off Brookwood to check on bee situation at base of electrical unit as reported by homeowner
9. IPM to call Devil Roofing about 7110 Carissa work timing on roof wood repair

Motion by Sue, seconded by Steve to adjourn the meeting at 8:29 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