

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Special Meeting
Thursday, May 14, 2020

Meeting called to order at 7:05 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

ATTENDEES

Lionel Nimmo, President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Irving Rivera, Director at Large
Sue De Pasquale, Director at Large
Julia Bailey, Property Manager, IPM

ABSENTEES

Lorraine Morales, Vice President (Excused)
Barry Harris, Director at Large (Unexcused)

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

PRESIDENTS REPORT

- Meeting to address the unfinished business of tabled Gem Lawn invoices from the April 23, 2020 meeting.
- Also addressing the request by Sun Trust Investments for needed meeting minutes to change the bank account mailing address and signature card on the association's account in order to properly close it out.
- The association has switched to a new ledger style system with IPM for check signatures that is working well.
- Potholes were patched on all streets recently. However, a pothole was missed on Marlberry. Residents should report any other pothole issues or additional work needed to IPM.
- The sidewalk chart art winners did receive their gift card prizes.

PROPERTY MANAGERS REPORT

- Spoke to Gem Lawn about the man hours issues with the tabled invoices. Gem Lawn replied that when doing tracing activities to figure out sprinkler issues it can take a long time to find the issue area and in doing the repairs the terrain, objects in the path and the distance from the main line are all issues that have to be taken into account. Previously tabled invoices:
 - Invoice 1166: clock 2, zone 6, exposed pipe repair, was tabled from January due to labor rate still not being \$65 an hour. Labor rate change was approved April 1, 2020 to \$75. Amount of invoice \$311.14.
 - Invoice 1223: clock 2 zone 15, line break, was tabled as needed to be \$65 labor rate. Labor rate change was corrected to \$65 an hour. Amount of invoice \$219.56.
 - Invoice 1259: clock 2 new valve and repair Mc Nab west entry, was tabled as needed to discuss proposed man hours for job. Amount of invoice \$2,048.80.
 - Invoice 1260: zone 5, valve locating, 7259 Papaya was tabled as needed to discuss proposed man hours for job. Amount of invoice \$1,172.91.
 - Invoice 1261: was tabled as not clear what project involves only note that grass is dry. Additional information was given that job was 7261-7259 Primrose for valve locating. Amount of invoice \$692.91.
 - Invoice 1264: clock 5, valve locating, 7211-7209-7207-7205 Primrose was tabled as needed to discuss proposed man hours for job. Amount of invoice \$1,172.91.
 - Invoice 1266: clock 5, valve locating, 7234-7236-7237-7238-7240 Mimosa was tabled as needed to discuss proposed man hours for job. Amount of invoice \$1,176.41.
 - Invoice 1267: clock 4, zone 9, clogged line, 7226 Primrose was tabled as needed to discuss proposed man hours for job. Amount of invoice \$723.71.
- Julia left the meeting at 7:27 p.m.

ACTIONS TAKEN

Motion by Steve, seconded by Irving to approve the April 23, 2020 regular meeting minutes as corrected. All in favor. MC.
Motion by Sue, seconded by Steve to approve the May 7, 2020 special closed meeting minutes as read. All in favor. MC.

Motion by Steve, seconded by Irving to approve the May 12, 2020 special closed legal meeting minutes as written. All in favor MC.

Motion by Steve, seconded by Irving to approve the tabled Gem Lawn invoices 1166, 1223, 1259, 1260, 1261, 1264, 1266 and 1267 contingent on labor rate correction (\$75/hr to \$65/hr) for invoice 1166 and all invoices listing actual site location under 'Job Location'. All in favor. MC.

Motion by Steve, seconded by Sue to approve removing all current authorized signers registered to the association's Suntrust Investment Services account number ending in 4584 and adding the following new authorized signers: President, Lionel Nimmo; Vice-President, Lorraine Morales; Treasurer, Steve McKenna. All in favor. MC.

Motion by Sue, seconded by Carol to approve changing the mailing address registered to the association's Suntrust Investment Services account number ending in 4584 to: Integrity Property Management, 5665 Coral Ridge Drive, Coral Springs, FL 33076. All in favor. MC

ASSIGNMENTS

1. IPM to email Gem Lawn and let them know tabled invoices were approved.
2. IPM to get with Five Star to look at a pothole repair on Marlberry.
3. IPM to look at the palm/tree trimming job done by Gem Lawn in the area behind Solandra and Primrose at the wall separating the association from the townhome community on the north side as debris was left and trimming not completed.
4. Lionel to send Julia the most current sprinkler zone map provided by Gem Lawn to assist with understanding the layout for invoice tracking.

Motion by Steve, seconded by Irving to adjourn the meeting at 7:48 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