

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, May 21, 2020

Meeting called to order at 7:07 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
Julia Bailey, Property Manager

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

PRESIDENTS REPORT

- The next board of directors meeting will be held virtually on June 18, 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 until all county restrictions are lifted. 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.
- Lorraine Morales arrived at the meeting at 7:10 pm
- Communications committee:
 - Working on new website which will be ready at the next board meeting
 - Instructional videos were created on how to install the virtual meeting software and use it for homeowners wishing to attend the meetings
- A notice from the city was left on the clubhouse for high water consumption

VICE PRESIDENTS REPORT

- New owners 7086 Lantana Lane: Tasio Vasquez & Josette Baksh-Vasquez
- New owners 7248 Solandra Lane: Francis Reid & Shantel Brown-Reid

TREASURER REPORT

- BBT operating fund: \$171,272.79
- BBT reserves fund: \$1,233,319.85
- Sun Trust Investments fund: \$204,576.86
- Had a deposit from Comcast for the contract signed for \$22,978
- AR: \$22,978, one with attorney, the rest are 90 days or less overdue HOA fees
- IPM stated that have been contacting past due owners and there is still some transition confusion that will hopefully clear up in the next 30 days. They have spoken with the attorney and are willing to wait to get people into a payment program. Letters for delinquent accounts will be sent at 15 day and 30-day intervals next month.

ISSUES LOG

- Nothing to report per Irving. Keeping the log seems to not to be historically successful

PROPERTY MANAGERS REPORT

- No email board approvals to report
- Irrigation Issues:
 - Invoice 1286: clock 5, zone 10, line break for \$960. If done first this may resolve the remainder of the issues in other invoices for the rest of clock 5 on Solandra, IPM will talk to Gem Lawn.
 - Invoice 1291: clock 2, between zones 9 and 14, line clog for \$1,299.20. Need to have itemized list for “another \$250 in PVC parts” on invoice.
 - Invoice 1292: clock 3 zone 5, clogged line, for \$1,170.10
 - Invoice 1293: clock 5, zone 9, doubler and wiring needed for \$835.50
 - Invoice 1294: clock 5, zone undetermined, locate valves for \$960 labor only
 - Invoice 1295: clock 4, zones undetermined, locate valves for \$960 labor only
 - Invoice 1296: clock 5, zone undetermined, locate valves for \$960 labor only
 - Invoice 1297: clock 5, zone undetermined, locate valves for \$960 labor only
- Roofing Issues
 - Invoice 7046 Lantana Lane roof leak for \$750 by Devlin Roofing
 - Invoice 7262 Papaya Way roof leak for \$750 by Devlin Roofing
 - Invoice 7030 Nandina Lane rotted fascia board for \$1,150 by Devlin Roofing
- Signage Replacement Bids
 - Have 3 bids from different companies for materials but don’t have installation costs for all bids to have the full price.
- Pressure Cleaning Bids
 - Per the reserve study need to be cleaning the communities tile roofs every 1.5 to 2 years for proper maintenance due to algae build up.
 - Want to wait until after hurricane season to do this due to the possibility of creating roof leaks.
 - The bids seem high.

ACTIONS TAKEN

Motion by Sue, seconded by Loraine to approve the May 14, 2020 special meeting minutes as corrected (spelling of minutes for May 12 approval). All in favor. MC.

Motion by Steve, seconded by Lorraine to approve the Gem Lawn irrigation bids 1286, 1292 and 1295 contingent based off the results of bid 1286 for the remaining bids of 1293, 1294, 1296 and 1297. All in favor. MC.

Motion by Lorraine, seconded by Barry to table the Gem Lawn irrigation bid 1291 as the invoice needs to clearly itemize what “another \$250 in PVC parts” is. All in favor Motion tabled.

Motion by Steve, seconded by Irving to approve the Devlin Roofing estimates for 7046 Lantana Lane and 7262 Papaya Way for roof leak repairs for \$750 each. All in favor. MC.

Motion by Steve, seconded by Sue to accept the bid for Devlin Roofing estimate for 7030 Nandina Lane for \$1,150 contingent on the attorney confirming HOA responsibility for the repairs. All in favor. MC.

Motion by Lorraine, seconded by Steve to table the three signage bids until have materials plus installation costs from all bidders. All in favor. Motion tabled.

ASSIGNMENTS

1. IPM to get with Gem Lawn about doing invoice 1286 first to see if resolves other issues
2. IPM to get with the paving company about Marlberry issues.
3. IPM to get with plumber to open the clubhouse and figure out the high-water consumption issue
4. IPM to get with Carol to get the already approved meeting minutes
5. IPM to get from Lionel other vendors for windows besides Panarello
6. IPM to get from Lionel and Lorraine other vendors for pressure washing
7. IPM to add page numbers to the bottom of the meeting packet for ease of use.
8. IPM to ask city about additional no fishing signage as city owns the lake

Motion by Barry, seconded by Lorraine 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