

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, June 25, 2020

Meeting called to order at 7:05 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
Julia Bailey, Property Manager

ABSENTEES

Barry Harris, Director at Large (Unexcused)

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

PRESIDENTS REPORT

- The Annual Meeting will be reconvened on July 23, 2020 at 7 pm.
 - Due to the 90-day clause, the votes taken previously for the new board of directors and the amendment are now invalid. Additionally, believe that there may have been issues with the vote collection with the old property manager.
 - A mailer to all owners will arrive the first week of July with a cover sheet.
 - There are no changes to the amendment or board nominees since the last vote.
 - The meeting will be outdoors if possible, at the club house and social distancing rules will be followed.
- The next board meeting will be determined after the new board of directors is elected at the annual meeting.
- The amenities (pool and tennis court) have been opened under Association's Phase 1 guidelines which are based on CDC and county guidelines. The water fountain has been disabled and the restrooms locked. Residents using the facilities are asked to clean the gates behind them.
- Pool area has been vandalized a few times now. Residents asked to keep an eye out. Board ask residents to not confront anyone, but rather act as eyes and ears.
- It appears that there is no longer any need for an issue log, and it will be discontinued.
- The new website is live for the community. Emailing info@tamaraclakecolony automatically goes to the property manager.
- Lionel will be resigning on July 31st if annual meeting is not successful. The board selected Sue De Pasquale as President-Elect.
- No more approvals for Devlin Roofing until they catch up with their work.

VICE PRESIDENTS REPORT

- New renters:
 - 7109 Mimosa: Pedro and Kathryn Santiago
- New owners:
 - 7259 Papaya: Gregory Stein and Sydney Thomas

TREASUER REPORT

- BBT operating fund: \$159,309.51
- BBT reserves fund: \$1,282,854.54
- Sun Trust Investments fund: \$234,082.45
- AR has increased with multiple owners behind on payments, have gone from around \$16,000 to \$25,000. One unit in foreclosure is on the market now.

- Owners with multiple units having payment issues need to see if they are sending payments to the wrong address still.
- The Sun Trust account paperwork was signed. The property manager will check to see if there are any issues as Ben has been sick.

PROPERTY MANAGERS REPORT

- No email board approvals to report
- Miscellaneous expenses under \$250 totaled \$118.50
 - Changed pool and tennis court signs \$25
 - Replaced missing restroom locks \$10
 - Removal of plywood trash and repair fence pickets along McNab \$50
 - Replaced missing restroom locks for the second time \$33.50
- A fence contractor came to look at the damage to the pool fence at the west entry gate, and the entire section will need to be replaced.
- Mailboxes:
 - Beautiful Mailboxes has been given a deposit to do the replacement already. Issue with boxes fitting under current structures. Another mailbox company said that a U-shaped placement would prevent the need to change the structures.
 - Estimates for new structures are between \$17,000 and \$20,000 with permitting being an issue currently. It looks like the structures are prefabricated structures with wood over them.
 - Will see if Beautiful Mailboxes will rearrange boxes in the U-shape and resubmit the plan to the Post Office and ask if the non-issue area box replacement can be started.
- Roofing Issues:
 - 7262, 7051, 7046 and 7062 have been completed by Devlin Roofing.
 - Two new roof leak issues on 7047 Marlberry and 7210 Primrose given to new company Superior Roofing as Devlin Roofing was a no show for both units. Superior's proposals and response seems to be faster than Devlin.
- Signage Replacement Bids:
 - Fast Signs is only company that will do the entire project, other companies will not do installation of signs. Property manager will contact Fast Signs to see if they can reduce materials cost to match other bidders.
- Fire hydrant markings: Property manager has sent proposal requests to four companies and no response has been received yet. Lack of response seems to stem from COVID-19 layoffs.
- Irrigation Issues:
 - Need to sit down with Gem Lawn to discuss a plan to better manage the maintenance of our irrigation system. Also need to weigh the option of replacing the entire system as repair costs are still high on a monthly basis.
 - Property manager feels that the \$75 an hour for labor is high and that \$65 an hour is more reasonable.
- ARC form from 7086 Lantana to remove some of the previous homeowner plants around the residence was not approved. Property manager to call and inform homeowner that they need to resubmit ARC without a concrete slab. Majority of board will not approve the addition of a concrete slab, but homeowner can do some pavers in 3-foot easement instead.
- 7003 Marlberry wall crack and wall damage issue: Foundation issues are homeowners' responsibility. Need to clarify with attorney that the association is responsible for fixing the exterior stucco only.
- Trash cans: Trash cans must not be obviously visible from the street. Homeowners can store garbage bins behind walls, plants, or use a grill cover. Violations will be issued if cans are easily visible from street.
- Still have issues with Gem Lawn regarding the fish tail palms debris and inadequate tree trimming following the length of wall behind residences on Primrose and Solandra.

ACTIONS TAKEN

Motion by Steve, seconded by Loraine to approve the May 21, 2020 meeting minutes as corrected. All in favor. MC.

Motion by Steve, seconded by Lorraine to approve the Superior Roofing bids for 7047 Marlberry roof leak for \$790, and 7210 Primrose roof leak for \$810, based on new invoices where the truss repairs are removed from the invoice as they are homeowner responsibility. All in favor. MC.

Motion by Steve, seconded by Sue to approve the Devlin bid for 7044 Lantana gutter removal, replacement of 2 lengths of fascia board, painting, and gutter reinstallation for \$658. All in favor. MC.

Motion by Lorraine, seconded by Sue to table the signage bids until property manager able to call Fast Signs to see if can get a reduction in the materials cost. All in favor. Motion tabled. Results will be reviewed by the board and the voted on via email. Decision will be disclosed at the next board meeting.

Motion by Steve, seconded by Lorraine to table all the Gem Lawn bids until have a meeting with them to get further information. All in favor. Motion tabled.

Motion by Sue, seconded by Lorraine to accept the Gem Lawn invoice 1302 for the removal and stump grinding of the diseased palm trees at the corner of Primrose and Brookwood for \$700 and invoice 1304 for the replacement trees for \$370. All in favor. MC.

Motion by Steve, seconded by Sue to pay Joe Hillman Plumbing for plumbing main line cleaning done on 12/14/2019 at 7215 Primrose. Vendor was instructed by Premier to perform the repair, even though was known it was a homeowner responsibility, for \$513.21. The cost of this bill will be deducted from the subsequent bills sent by Premier. All in favor. MC.

ASSIGNMENTS

1. IPM to see what status of the paperwork for the Sun Trust Investments account.
2. IPM to put phase 1 pool rules sign on the east pool gate.
3. IPM to get with Beautiful Mailboxes to see if can rearrange boxes in the U shape and resubmit the plan to the Post Office and ask if the non-issue area box replacement can be started.
4. IPM to notify homeowners of 7047 Marlberry and 7210 Primrose that any truss repairs are responsibility of the homeowner.
5. IPM to get from Superior Roofing a bid for 7044 Lantana fascia work in case Devlin is unable to perform repair by Tuesday, June 30th.
6. IPM to speak with Fast Signs about a reduction in sign material costs for replacement bid.
7. IPM to call around to see if can find someone for fire hydrant marking.
8. IPM to take photos of tabled irrigation bid areas and get other irrigation companies for possible new system quotes.
9. IPM to call homeowner at 7086 Lantana to inform that a new ARC form and plant easement form will have to be submitted for the plants. Also, to notify that plants cannot exceed the 3ft easement. Owner cannot pour patio slab but can install pavers in 3-foot easement instead.
10. IPM to setup a meeting with Gem Lawn and the board to discuss irrigation costs.
11. IPM to organize a walk thru for the fish tail palms.
12. IPM to seek out other vendors besides Gem Lawn for tree trimming and lawncare.
13. As having issues with people throwing trash bags containing empty beer cans, and other packaging material at Mc Nab entrance median area. Steve will investigate a camera to view the area to see if we can identify the individual who is littering our entrance with trash.

Motion by Steve, seconded by Lorraine to adjourn the meeting at 8:44 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