

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Annual Meeting**  
Thursday, July 23, 2020

Meeting called to order at 7:20 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

**ATTENDEES**

Lionel Nimmo, President, Chairman  
Lorraine Morales, Vice-President  
Carol Gagnon, Secretary  
Steve McKenna, Treasurer  
Sue De Pasquale, Director at Large  
Irving Rivera, Director at Large  
Barry Harris, Director at Large  
Mary Ann Chandler, Esq., Law Offices of Katzman Chandler, Association Attorney  
Julia Bailey, Integrity, Property Manager

**ABSENTEES**

none

**APPROVAL OF MINUTES**

Called to question by Mary Ann Chandler to waive the reading of and to approve the annual meeting minutes for March 21, 2019. Unanimous Approval.

**PRESIDENTS REPORT**

- Verification of quorum via 82 Proxies.
- Presentation of signed affidavit of mailing or hand delivering of notice of annual membership meeting and notice of special board meeting.
- Reading of Joseph Lange's past notice to the Tamarac Lake Colony Community – Newsletter Chairperson
- Five (5) board positions available to fill. Six (6) Notice of Intent to run submitted. Two (2) applicates did not meet eligibility requirements. Consequently, no election.
- Announcement of New Board of Directors
  - Lorraine Morales
  - Steve McKenna
  - Sue DePasquale
  - Carol Gagnon
  - 5th position to be decided by new board and will be disclosed at a later meeting.
- Acknowledgement and appreciation for each director who contributed to the betterment of the community.
- Polls closed at 7:33pm.

**AMENDMENT RESULTS**

A quorum of homeowners was certified with 82 proxies and votes pertaining to proposed amendment was tallied. Consequently, the proposed amendment was not approved (see result below) by the membership.

- 20 (24.4%) of the voting interest voted in favor of adoption.
- 62 (75.6%) of the voting interest voted against adoption.

**GOOD & WELFARE**

- A. John Bueno, on behalf of owner Victor Bueno, reported roof leak at 7005 Marlberry Lane. Stated that several phone call and email attempts to contact Julia had not yielded a response.
- B. John Bueno, on behalf of owner Victor Bueno, reported that Gem Lawn has not been cutting the grass and other landscaping uniformly.
- C. Unit owner for 7088 Lantana Lane, citing the failed amendment, requested reimbursement for her garage door that she replaced after the board informed her that it was her responsibility.

D. Unit owner for 7082 informed the board of roof leak that was reported to Julia back in May. The owner is still waiting for a repair and has not received any updates from Julia.

Meeting adjourned at 7:59pm. No objection from membership.

**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