

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Special Meeting
Wednesday, July 29, 2020

Meeting called to order at 7:04 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

ATTENDEES

Sue De Pasquale, President
Lorraine Morales, Vice President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Julia Bailey, Property Manager, IPM

ABSENTEES

None

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

PRESIDENTS REPORT

- This meeting is to address the unfinished business of needing to nominate a fifth board member to prevent voting issues. Raymond Moore, who was previously on the board, has agreed to take the fifth position.
- The minutes from the annual meeting and board of directors organizational meeting will be approved at the next regular board meeting on August 20th.
- The pool and spa area are closed again due to noncompliance by residents to the county/city COVID 19 and HOA issued pool rules as to not risk anyone's health and to prevent getting fined. Please call the non-emergency Sherriff office number if see people on the pool deck.
- The clubhouse will not be available for rentals until after the COVID issue is done as the costs for cleaning and sanitizing it are over \$500 following each event, and per recent rules there can only be 10 people or less in the building which we cannot enforce. Raymond will continue to preside over the clubhouse rentals.

PROPERTY MANAGERS REPORT

- Mailbox replacement of the old original mailboxes will begin this Thursday, July 30, 2020.
 - Residents need to remove all mail from the mailboxes Wednesday night, July 29, 2020.
 - Thursday the mailperson will be removing all left-over mail from all the mailboxes and returning it to the post office.
 - Mail will begin to be delivered to the new mailboxes on Saturday, August 1, 2020.
 - Signs have been posted at the mailboxes informing residents of the need to remove their mail and the new key delivery schedule.
 - In order to get a new key set, residents will need to present identification at the clubhouse proving that they reside in TLC.
 - The new key delivery schedule is:
 - Friday from 3pm to 6pm
 - Saturday from 10am to 12pm.
 - If anyone cannot make either of those times, please email the property manager to arrange a different key pick up time.
 - The mailboxes on Solandra and Canella, which require larger concrete slabs, will be finished later.
- Two quotes were obtained for a broken glass window at 7126 Papaya. Per the building code, the glass replacement must be of impact glass if there aren't permitted installed shutters on the home. The HOA is only responsible for replacing glass with the original glass installed at the time of the construction which is regular glass. As the home has no shutters, therefore impact glass needs to be installed. The property manager will speak with the lawyer about the HOA paying \$1,300 as if for a regular glass installation and the homeowner paying the additional \$1,892 for the impact glass difference.
- The broken window at 7218 Primrose is unable to be determined how it was broken due to the film on both sides of it (landscaper versus homeowner). The replacement glass needs to be tempered glass.
- The bank signature cards need to be redone with the new board member signatures. The property manager accountant Ben has requested that the new cards be sent from BBT and SunTrust.

ACTIONS TAKEN

Motion by Steve, seconded by Lorraine to approve the Caribbean Glass invoice for \$539 to repair the broken window at 7218 Primrose. All in favor. MC.

Motion by Carol, seconded by Lorraine to approve Raymond Moore as the fifth board of directors' member. All in favor. MC.

Motion by Lorraine, seconded by Carol to approve the changing of the signature cards for BBT and SunTrust to access funds by the new board members. All in favor MC.

ASSIGNMENTS

1. IPM to Julia will get the new bank signature cards to the proper board members for signatures.
2. IPM to get with the lawyer regarding splitting the cost of the new window at 7162 Papaya

Motion by Carol, seconded by Lorraine to adjourn the meeting at 7:26 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