

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, August 20, 2020

Meeting called to order at 7:00 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
Raymond Moore, Director at Large
Julia Bailey, Property Manager, IPM

ABSENTEES

None

Verification of publication of notice by email and on website to all homeowners and posted at the clubhouse.

PRESIDENTS REPORT

- The next regular board meeting will be held September 17, 2020.
- The pool and the clubhouse will remain closed as we are unable to control the compliance of the current social distancing requirements by the homeowners.
- The pool fencing is in major disrepair in certain sections and needs to be replaced. It has been also been observed that people are still climbing over the shorter sections to get into the pool despite it being officially closed and managing to get both gates open despite the locks.
- Lorraine Morales is official resigning from the board effective of this meeting as she will no longer be a homeowner after September. Will need to have a meeting with her to go over the tenant screening procedure.
- Mr. Wynter from Fast Sign was invited to the meeting to provide an explanation of the differences between bids given to the association for the replacement of signage that does not meet code requirements and/or is no longer readable.
 - 55 versus 50 posts: corrected the sign amount down to 50 and therefore the brackets down from 110 to 100
 - Installation cost of \$3,251 from June bid (2769) versus current bid (2771) \$4,951: no longer have the same installer available from the June bid to put in the signs.
 - The updated correct bid for the project is estimate 2771 with a total cost of \$10,057.94.
 - Mr. Wynter leaves the meeting at 7:25 pm
- The president will be contacting another person to serve as the 5th position for the board by the next meeting due to the resignation of the Vice President.
- Send parking issues to IPM for resolution.
- Still having AC drainage issue from the clubhouse units from the overflow lines near the restroom doors. Also, both units in the attic space are in poor condition and will need to be replaced.

VICE PRESIDENT'S REPORT

New Residents Renters:

- 7228 Solandra: Donald Henry Scholten Jr and Virginia Pillon-Smallwood

New Residents Owners:

- 7130 Canella: Emma Rivas
- 7024 Nandina: Kyla Dennis-Wright and Connie Dennis
- 7031 Marlberry: Leon and Tobar Cardona
- 7148 Brookwood: Stacy Froehlick-Mayrinle

TREASURERS REPORT

- Operating Budget: \$134,254
- BBT Reserves Account: \$1,332,390.46
- Sun Trust Account: \$235,894.13
- Continuing the transfer money to the reserves account as normal

PROPERTY MANAGERS REPORT

Approved Expenses Under \$250

- Cracked/broken windows under the \$250 amount which were repaired:
 - 7105 Mimosa
 - 7146 Brookwood
 - 7228 Solandra.
- Devlin Roofing gutter reinstall at 7232 Solandra
 - Homeowners are responsible for cleaning of their gutters (maintenance). If the gutter needs repair and it has not been maintained the repair will be the responsibility of the homeowner. Photos have been taken in the community already of clogged/vegetated gutters as proof of homeowner lack of maintenance for future gutter issues.
- New key sets for the board of directors for access to the clubhouse
- Cleaning up the damage caused by the leaking AC unit to the hot water heater closet at the clubhouse
- Additional pothole patching

Issues List

- 7003 Marlberry: HOA is responsible for the exterior wall repair only per attorney not the foundation which is the homeowner's responsibility. IPM will be getting estimates for repair for next meeting.
- Garage door replacements: HOA only responsible for the repair and painting of exterior doors as says in the documents per the attorney and not the replacement which is the homeowner's responsibility.
- Individual unit main line water break: HOA not responsible, is the homeowner's responsibility as states in the documents for the water/sewer/phone and electrical services to each unit.

Other

- Background screenings utilizing Scott Roberts: the HOA can be in a direct contract with them and be the end user to have access to the information.
- Mailboxes:
 - James has smoothed out and patched rough areas where old mailboxes were to prevent tripping hazard from uneven concrete and bolts.
 - Want to paint the slabs with a concrete stain when all repairs are done to make a uniform color.
 - Still waiting for Beautiful Mailboxes to mark the areas where need to level out between the concrete slab and the ground to prevent injury due to the unevenness of both surfaces to the carriers. There are still 2 mailboxes that have not been replaced due to this issue and another one that is currently facing backwards off Brookwood.
- Bank Signature Cards: Currently only Steve has the access to the accounts due to changes in the board membership. New signature cards with the following board member names will need to be signed: Steve McKenna, Sue De Pasquale and Raymond Moore.
- Pressure Cleaning: have 2 bids one from Busy Bee and the other from Bel Air.
- Gem Lawn and irrigation: Owner is out of town until next Monday. Need to have a sit-down meeting with him to discuss the repair situation going on.
- Already approved roofing repairs by email from the board will be in the next meeting packet.
- No new ARC forms.
- No new violations other than letters for trash cans.
- Five Star Sealing and Painting completed all their work on the potholes and we have a 1-year warranty on the repairs. They will come back and check Marlberry for some areas of concern that were not repaired as they were marked by a different repair company.

COMITEE INFORMATION

Communications Committee:

- Will have the minutes for the recent meetings approved by the board posted to the website in 24 hours.
- Will be having a meeting next Friday and encourage people to join.

ACTIONS TAKEN

Motion by Raymond, seconded by Lorraine to waive the reading of the minutes waiting to be approved for 6/25/2020 regular meeting, 7/23/2020 annual meeting, 7/23/2020 organizational meeting and 7/29/2020 special meeting. All in favor. MC.

Motion by Steve, seconded by Lorraine to approve the meeting minutes as posted on the TLC website for the 6/25/2020 regular meeting, 7/23/2020 annual meeting, 7/23/2020 organizational meeting and 7/29/2020 special meeting. 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.

Motion by Lorraine, seconded by Steve to table the pressure cleaning project until after hurricane season and to add the cleaning of the University entrance wall to both bids. All in favor. Motion tabled.

Motion by Steve, seconded by Carol to approve the Fast Signs signage replacement bid for \$10,057.94 to replace signs not up to code and unreadable in the community. All in favor. MC.

Motion by Carol, seconded by Steve to approve the Gem Lawn estimate 1373 main line break repair for \$516 as have a hole dug currently at the repair area with PVC poles and is a liability issue. All in favor MC.

Motion by Lorraine, seconded by Raymond to table the Gem Lawn estimates 1371, 1372, 1374, and 1402 until have more information after meeting with owner and address corrections. All in favor. Motion tabled.

Motion by Steve, seconded by Raymond to approve Devlin roofing repair bids for the clubhouse roofing issues for \$1,525 and 7046 Lantana garage roof leak for \$750. All in favor MC.

ASSIGNMENTS

1. IPM to get estimates for the replacement of the clubhouse AC units, and an AC contractor and/or plumber to blow out the AC lines again.
2. IPM to get the new bank signature cards to the appropriate board members tomorrow (8/21/2020) for signatures.
3. IPM to get estimates for the exhaust fan repair to the clubhouse attic space.
4. IPM to get with Beautiful Mailboxes for the marking of areas per the Post Office that need to be leveled out for safety so that the remaining new boxes can be installed, and one turned around.
5. IPM to get 3 estimates for the exterior wall repair at 7003 Marlberry.
6. IPM to include the board email approved roofing repair bids for next meeting packet.
7. IPM to get bids for new pool fencing that is: not climbable, not solid and at least 6 feet high.
8. IPM to get Five Star out to look at additional pothole areas on Marlberry.
9. IPM to get with Gem Lawn about bare patch area on Primrose and to arrange sit down meeting with the board about irrigation issues.
10. IPM to check about cars that have been parked on Carissa that have not been moved for quite sometime as abandoned vehicles.

Motion by Carol, seconded by Steve to adjourn the meeting at 8:55 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