

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Special Meeting
Friday, September 4, 2020

Meeting called to order at 7:02 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

ATTENDEES

Sue De Pasquale, President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Raymond Moore, Director at Large

ABSENTEES

Julia Bailey, Property Manager, IPM

Verification of publication of notice by email and on website along with sign at clubhouse to all homeowners.

PRESIDENTS REPORT

- This meeting is to address the need to nominate a fifth board member to prevent voting issues as Loraine Morales resigned during the last meeting. Ramiro Chambers has agreed to take the fifth position.
- The minutes from the August 20, 2020 meeting will be approved at the next regular board meeting on September 17, 2020.
- The pool and spa area will remain closed 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.
- Email went out today to all homeowners with letter from the board that IPM has resigned from being our property manager. IPM was asked to mail the letter but they did not. They are cancelling our contract with the last day being September 30. A new contract is at the attorney for review presently.
- As our meetings are virtual people listed as guests can not be verified as residents of the community.
- The yearly audit is available to all residents via the property manager, it is not automatically mailed. Last years budget did not get mailed due to switch in property management companies but can be requested from the property manager.
- The new mailbox project has been completed.

PROPERTY MANAGERS REPORT

- As Julia is not present at the meeting Sue will present the items to be voted upon which are two residences with roof leaks.

COMMUNICATION COMMITTEE REPORT

- The new property manager company has a software package that allows tracking of different items (payment history, requests and violations) and has a resident portal (which would be separate from the HOA website and need to be signed up for) that can be used to create requests and respond to violations. The new software needs to be demonstrated to the board. A full review and recommendation will be given at the September 17 meeting.

ACTIONS TAKEN

Motion by Steve, seconded by Raymond to approve Ramiro Chambers as the fifth board of director member. All in favor. MC.

Motion by Steve, seconded by Carol to approve the roofing repair bids by Devlin Roofing for 7111 Mimosa for \$1,415 and 7043 Marlberry for \$1,300. All in favor. MC.

Motion by Carol, seconded by Steve to adjourn the meeting at 7:29 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