

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, September 17, 2020

Meeting called to order at 7:05 p.m. Virtual meeting due to COVID 19 pandemic. Quorum established.

ATTENDEES

Sue De Pasquale, President
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Ramiro Chambers, Director at Large
Denise Watson, Property Manager, Property Keepers

ABSENTEES

Raymond Moore, Director at Large, Excused
Julia Bailey, Property Manager, IPM

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 October 15, 2020.
- The pool and spa area will remain closed due to COVID 19.
- IPM will only be our property manager until September 30. Property Keepers takes over on October 1. Our new onsite person will be Denise Watson who was the onsite person with Serafina.
 - Ms. Watson: I know what the expectations are for TLC and look forward to working with you again. Will be working on the issues have heard during this meeting.

TREASURERS REPORT

- Operating Budget: \$124,122.16
- BBT Reserves Account: \$1,425,093.25
- Sun Trust Account: \$235,894.13
- Delinquent accounts: \$9,459. All 60 days past due accounts are turned over to the attorney.

PROPERTY MANAGERS REPORT

- As Julia is not present at the meeting Sue will present the items to be voted upon from the emailed meeting packet received September 17 by the board.
- None of the following were in the meeting packet: email approvals, closed repair reports or satisfaction surveys, no updates on Marlberry pothole repair, no information on ongoing roof repairs already approved, no information on parked cars issue on Carissa, no ARC forms
- Clubhouse AC unit replacement: Got 3 bids from 3 companies for the replacement of the two units located in the attic space of the clubhouse, one from Quality Air, one from Costal Comfort and the final from Monair. As we are changing property management companies suggest hold off on this until have change over to prevent issues.
- Pool fencing replacement: only one proposal received. The ficus hedge would need to be removed and replaced per city code. Would like more bids for the work and to wait for the property management company switch to be done.
- New street signage project: under contract with Fast Signs to do the work. The board reviewed and approved the final proofs.
- Homeowner at 7014 Nandina is requesting reimbursement for \$130 for window that had repaired themselves. Issue is they did not contact the property manager to get the work done which is the proper way. There is no paper trail present to determine what window and what damage was repaired. Cannot change how the correct procedure is for reporting issues and getting repairs completed.
- Roofing repair at 7043 Marlberry and 7111 Mimosa were already approved at the 9/4/2020 meeting.
- 7003 Marlberry wall/foundation issue: IPM had company look at issue and the foundation needs to be fixed first before the HOA can fix the exterior wall. Previously determined by attorney that the HOA is not responsible for foundation repairs only for the exterior wall repairs.

- Have four bids from Devlin Roofing for roof leak/rotted fascia repairs: 7003 Marlberry roof leak for \$850, 7131 Mimosa roof leak for \$1,650, 7066 Lantana rotted fascia for \$750 and 7108 Carissa roof leak for \$1,050.

COMITEE INFORMATION

Communications Committee:

- Tasked with discovering who owns the exterior wall surrounding our community: the answer from the city of Tamarac is TLC.
- Tasked with finding out who is responsible for the damage done to the exterior wall when it is done by a third party (the tree roots from the plaza adjacent to the wall): need to contact Tamarac building department and have gotten no response yet.
- Tasked with asking if any of the technical schools in the area would be willing to help us replace the community center sign as it is in poor condition. Need to reword the request as think that there was confusion and resend out. Have a quote for the sign repair but no installation from a company. Need to have the new property managers help with additional possibilities and bids for replacement.

GOOD and WELFARE

- ATT observed on property laying down phone cables for the townhouse community behind us as there may possibly be an issue on their side of the wall. Question on easement only being for work/items for our community and not adjacent ones needs to be explored by property manager.
- Need to have Gem Lawn start doing weed control on the tennis courts.
- If homeowners have issue with attorney findings on responsibilities of homeowners versus the association then they need to find another attorney to show different interpretation of the covenant in writing that would be presented to the board. The attorney is the authority on the governing documents for the association and not the property manager nor the board of directors.

ACTIONS TAKEN

Motion by Carol, seconded by Steve to approve the meeting minutes as read for the regular meeting on 8/20/2020 and the special meeting on 9/4/2020. All in favor. MC.

Motion by Steve, seconded by Ramiro to table the three AC unit bids for the clubhouse until the new property management company is in place. All in favor. Motion tabled.

Motion by Carol, seconded by Steve to table the pool fencing repair until have more than one bid and the new property management company is in place. All in favor. Motion tabled.

Motion by Steve, seconded by Ramiro to deny window repair reimbursement request by Keisha Thompson for \$130 as did not follow proper procedure by contacting the property manager to get broken window repaired. All in favor. Reimbursement denied.

Motion by Steve, seconded by Carol to table the wall repair at 7003 Marlberry until the foundation repair has been completed by the homeowner and inspected. All in favor. MC.

Motion by Steve, seconded by Ramiro to approve the four Devlin Roofing bids with the most urgent leaks first for 7003 Marlberry, 7131 Mimosa, 7066 Lantana and 7108 Carissa. All in favor MC.

Motion by Steve, seconded by Ramiro to adjourn the meeting at 8:29 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