

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, January 21, 2021

Meeting called to order at 7:05 p.m. Meeting in person in clubhouse following COVID 19 pandemic social distancing and mask wearing guidelines. Quorum established.

ATTENDEES

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

EXCUSED ABSENTEES

Raymond Moore, Director at Large

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

PRESIDENTS REPORT

- Project order to be completed are the pool fencing, then paving and then painting.
- The next regular board meeting will be held February 18, 2021.
- The clubhouse, pool and spa area will remain closed due to COVID 19
- Steve arrived late to the meeting at 7:19 p.m.

TREASURERS REPORT

- Operating budget = \$143,077.62
- Reserves = \$1,740,656.74
- Total Monies = \$1,883,734.36

PROPERTY MANAGERS REPORT

- **Approved Expenses Under \$250**
 - 7009 Marlberry back door leak repaired by Barter's Windows and Doors for \$117.70
 - 7209 Primrose glass broken in window for \$144.45
 - 7209 Primrose sliding door would not open for \$187.25
 - 7102 Brookwood updated board members clubhouse plaque for \$53.50
- **Completed Work Orders**
 - Roof leaks at: 7131 Mimosa, 7005 Marlberry, 7002 Nandina, 7050 Nandina
 - Window leak at 7220 Primrose
 - Prior approved trellis repair at 7005 Marlberry
 - Exterior wall crack at 7115 Mimosa
 - Irrigation repair 7005-7011 Marlberry
 - Bad valve repair Clock 1 zone 1
 - Damaged gutter replacement 7040 Nandina
- **Email Approved Board Items**
 - Repair of sliding doors seal for active leak at 7141 Wisteria for \$380.
 - Repair of exterior wall crack at 7115 Wisteria for \$1,150.
 - Repair of roof leak at 7002 Nandina for \$750
 - Gem Lawn irrigation repair estimate 1492 for \$516.24
 - Gem Lawn irrigation repair estimate 1493 for \$960 plus parts
 - Gem Lawn new monthly irrigation contract to be reviewed in 6 months with itemized billing for \$2,000 per month.
 - Gem Lawn irrigation repair estimate 1495 changed from \$2,863.86 to \$2,956.86
 - Repair of roof leak at 7050 Lantana for \$1,800.
 - Repair of exterior wall crack at 7140 Brookwood for \$380. Contractor will look at after repair of wall crack to see if an issue is still, doesn't think is a window issue.

- **Pool Fencing Project**
 - Have the permit to do the fencing that will submit to the city for approval. Will take 8 to 10 weeks for fabrication.
 - Gem Lawn will remove pool fence hedge 2 weeks prior to the fence installation.
- **Community Signage**
 - Fast Signs has completed the installation for the new street signs in the community. Property Keepers will do another check for remnant marking flags and concrete installation balls from the old sign removals.
- **Clubhouse Sign**
 - No one from the Communication Committee was at the meeting for an update. The committee members are having issues with continuing to get bids for the project, therefore Property Keepers will start working on the project. Sue will forward all communications to Denise that have been received thus far.
- **Irrigation**
 - We spent \$45,000 on irrigation related repairs last year. We recently agreed to a \$2,000 per month irrigation repair billing system to attempt to reduce costs.
 - The last repairs to make the irrigation system fully functional were completed in December. Re-sodding if necessary, will begin to take place as system is now good but will be done in a bulk fashion to reduce costs.
 - Still getting complaints of dry areas so Denise will be onsite during the next wet check to see how all the irrigation system turns on to make sure it is working properly. We are in the middle of a dry spell.
- **Clubhouse HVAC**
 - The project has been finished however the permit is not closed as still need final inspection by the city. Have withheld the final payment for the project until all inspections have been passed by the city.
- **7056 Lantana Pepper Tree Issue**
 - Brazilian pepper tree behind home is causing issues. Tree is on property belonging to Woodlands United Methodist Church. Denise has been unable to contact the church to discuss removal of it as the tree continues to spread onto our property. Denise will contact the city for possible assistance in getting in contact with church and having invasive species tree removed.
- **Alligator/Snake Warning Signage**
 - Both signs have been installed
- **FPL Street Light Outage Repairs**
 - 7223 Primrose ticket #73381 reported 12/17/2020 closed 1/19/2021
 - 7256 Solandra ticket #72269 reported 12/15/2020 closed.
- **New Work Orders**
 - Community mailbox wood structures have rotted wood/termite issues. Assigned to Devlin Roofing for damage inspections and Dead Bug Edwards for termite quotes.
 - 7024 Nandina reported roof leak is an HVAC issue not a roofing issue
 - 7086 Lantana windows have a latching issue. Denise will work to find repair company.
 - 7248 Solandra has rotted wood fascia boards
 - 7112 Carissa has non active water leak around dryer vent. Tabled as board needs to see information.
 - 7025 Nandina has non active water leak from tile damage on the roof. Tabled as board needs to see information.
- **Violations**
 - 7161 Wisteria gutter issue still need to be cleaned
 - 7165 Wisteria gutter issue non-compliant
 - 7018 Nandina yard signs complied
 - 7142 Brookwood unapproved modification will check on again
 - 7031 Marlberry guest did not pick up after dog complied
 - 7128 Canella trash bin violation complied
 - 7130 Canella trash bin violation complied
 - 7148 Brookwood trash bin/bulk violation complied
 - 7211 Primrose trash bin violation complied
 - 7259 Papaya trash bin/bulk violation complied
 - 7060 Lantana unapproved occupant
 - 7239 Solandra gutter issue complied
 - 7245 Solandra gutter issue complied
 - 7148 Brookwood shutter violation resolved 1/11/21
 - Outside item violation 7142 Brookwood, 7146 Brookwood, 7148 Brookwood and 7259 Papaya all complied

- 7213 Primrose vehicle in driveway that has not been re-registered. Denise has sent violation letter, put warning sticker on car and talked to owner. Owner will need to get registration resolved before Monday or vehicle will be towed.
- **ARC Forms**
 - 7146 Brookwood to install new garage door.
 - 7148 Brookwood to install impact windows and new front door
 - 7086 Lantana to install backyard patio area pavers
- **Western Border Wall Issues Due To Non Owned Trees**
 - Denise has contacted the property manager for the Aldi shopping center about the damage their trees are doing to our western border wall. She will recontact them saying will begin legal proceedings as will be held responsible for their trees damaging our property.

UNFINISHED BUSINESS

- None.

NEW BUSINESS

- Wall at University entrance area needs to be pressure cleaned. Construction at the new firehouse has finally been completed. Denise will get quotes.

COMMUNICATION COMITEE INFORMATION

- No one present from committee

ACTIONS TAKEN

Motion by Carol, seconded by Ramiro to waive the reading and approve the meeting minutes for the meeting on 12/17/2020. All in favor. MC.

Motion by Steve, seconded by Ramiro to accept the fascia board repair bid for 7248 Solandra from Devlin Roofing for \$685. All in favor. MC.

Motion by Steve, seconded by Ramiro to accept the Robert Dougherty bid for the repair of 5 potholes at 7201 Primrose, 2 at 7049 Marlberry, 7028 and 7039 Nandina for \$485. All in favor. MC.

Motion by Steve, seconded by Ramiro to accept the People's Choice Pressure Cleaning bid for pressure cleaning the pool deck, pool coping, pavers, sidewalk to back entrance and front of clubhouse for \$750. All in favor. MC.

Motion by Steve, seconded by Ramiro to accept the Robert Dougherty bid for paver replacement and repair of uneven sections in front of the clubhouse and on the pool deck for \$520. All in favor. MC.

Motion by Steve, seconded by Ramiro to approve ARC form from 7146 Brookwood for garage door replacement. All in favor. MC

Motion by Steve, seconded by Ramiro to deny ARC form from 7148 Brookwood for impact window and front door replacement due to front door must be a flat panel door. All in favor. Motion denied.

Motion by Steve, seconded by Ramiro to approve ARC form from 7086 Lantana for installation of backyard pavers and not a concrete slab. All in favor. MC

Motion by Steve, seconded by Ramiro to adjourn the meeting at 8:21 pm. All in favor MC.

ASSIGNMENTS

1. PROPERTY KEEPERS to do a walk around check for waste left over from the installation of the new community street signs by Fast Signs.
2. PROPERTY KEEPERS to will contact the city for possible assistance in getting in contact with Woodland United Methodist Church to have the invasive Brazilian pepper tree removed behind 7056 Lantana.
3. PROPERTY KEEPERS to recheck on 7142 Brookwood unapproved modification.
4. PROPERTY KEEPERS to find repair company for latching issue of jalousie windows at 7086 Lantana.
5. PROPERTY KEEPERS get quotes for pressure cleaning of University entrance walls.
6. PROPERTY KEEPERS to get in contact with Aldi shopping center property manager again about their tree damage to our western border wall.
7. PROPERTY KEEPERS to call city about sidewalk cleaning.
8. PROPERTY KEEPERS to talk to fire station to remove 2 construction warning signs that are leaning against trees on our property.

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