

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, February 18, 2021

Meeting called to order at 7:00 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
Raymond Moore, Director at Large
Denise Watson, Property Manager, Property Keepers

EXCUSED ABSENTEES

None

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

PRESIDENTS REPORT

- The next board meeting on March 18, 2021 at 7 pm will be a regular board meeting.
- The clubhouse, pool and spa area will remain closed due to COVID 19. Broward County still has pool operational guidance that requires a pool monitor during usage, active disinfection procedures and that only residents can use the pool. We can not afford the expense to hire someone to do this and do not want to risk getting fined by the county if we open the pool and do not have the proper procedures in place.
- There are 2 new residents to the community:
 - Owners: Ramon Tejada and Fatima Barrientos at 7025 Marlberry
 - Renter: Joel Salazar at 7010 Nandina
- Still need to close the old BB&T and Suntrust accounts but are continuing to have difficulty due to the banking merger and COVID 19. Are issues with the signatory lists for the accounts. Eventually all accounts will be with Center State Bank.

TREASURERS REPORT

- BBT Operating Budget = \$116,886.32
- Center State Bank Operating Budget = \$18,772.26
- Center State Reserves = \$112,629.01
- Reserves = \$1,412,375.28
- Sun Trust = \$240,343.25
- Assessment received from Comcast = \$29,823.49
- Total Monies = \$1,931,179.61
- We are doing fine but we are still behind with our reserves funding even though approximately \$25,000 goes into the fund every month.
- The next two major projects of paving and painting will be pulled from the reserve funds.

PROPERTY MANAGERS REPORT

- **Approved Expenses Under \$250**
 - 7102 Brookwood fire extinguisher renewal and occupancy sign replaces with current signage per fire inspector for \$45
 - 7253 Solandra caulking of window pans by Barter Windows for \$128.40
 - Pressure cleaning of University entrance area walls for \$225 completed today
- **Expense Over \$250 Needing Approval**
 - 7025 Marlberry roofing repairs for \$2,750
 - 7005 Marlberry exterior wall crack repairs for \$1,260

- **Completed Work Orders**
 - Window trim painting at 7018 Nandina
 - Trellis repair from 12/2/2019 at 7005 Marberry (approved before attorney advised this wasn't an HOA item)
 - Facia repair at 7248 Solandra
 - Window caulking repair at 7253 Solandra
 - Potholes repaired (5) at 7102 Brookwood and 2 additional on Marberry
 - Pressure cleaning at clubhouse
 - Roof repair at 7057 Marberry
 - Installation of diverter meter at 7060 Lantana
- **Email Approved Board Items**
 - Exterior wall repair at 7116 Carissa for \$425.
 - Roof leak repair at 7112 Carissa for \$835, dryer vent cost will be paid for by homeowner as not HOA responsibility.
- **Pool Fencing Project**
 - The permit to do the fencing was submitted to the city for approval on 2/3/2021. All departments (fire, zoning, building structural, engineering) except review coordinator have finished. Will take 8 to 10 weeks for fabrication after permit is accepted. Pool hedges will be scheduled for removal by Gem Lawn 2 weeks prior to fence work
- **Community Signage**
 - Still have concrete installation balls from the old sign removals on Lantana/Nandina and Lantana.
- **Clubhouse Sign**
 - Looking for 3rd company. Current 2 bids have sign proposal doesn't match the community as are not wood signs. Raymond tried to find a company without any luck.
- **Clubhouse HVAC**
 - The project has been finished however the permit is not closed as still need final inspection by the city.
- **7056 Lantana Pepper Tree Issue**
 - Denise contacted the city code enforcement department and was informed is a civil issue, they left a card with a worker from the church to have the owner contact them to make them aware of the complaint.
- **Community Mailbox Wood Structures**
 - Assigned to Devlin Roofing for damage inspections and Dead Bug Edwards for termite quotes. Still working on getting quotes from both companies.
- **Violations**
 - 7142 Brookwood plastic shelving on trellis sent additional violation letter with picture
 - 7165 Wisteria gutter issue compliant
 - 7213 Primrose vehicle in driveway that has been re-registered
 - 7205, 7209, 7218 Primrose children riding bikes on common lawn areas, 2 of 3 owners said will comply
 - 7212 Primrose holiday lights still up
 - 7256 Solandra POD
- **ARC Forms**
 - 7016 Nandina to install new impact windows
- **Western Border Wall Issues Due to Plaza Trees**
 - Denise has contacted the city code enforcement department and was advised is a civil matter. She met with the property manager of the plaza and the lawyers for the plaza and TLC need to discuss. Denise also contacted Broward County about the tree issue and their reply is that the plaza manager has to submit an application for tree removal as it is their tree. Code enforcement sent the plaza owners a notice requesting approval. Estimate from Robert Dougherty to repair the border wall behind 7163 Wisteria Way is \$875 and for behind the Aldi store \$4,300.

UNFINISHED BUSINESS

- None.

NEW BUSINESS

- Annual Meeting
 - In the past the Annual Meeting has been conducted as if we were a condominium association and not an HOA (60-day notice, 45 days for board candidates, 2-week notice mailings). However, it is not needed to do all those mailings, as it is not required by the state and money is being wasted.
 - For HOA: send out notice 2 weeks before annual meeting.

- Lawyer was contacted and nothing in documents say must do a notice but do need the quorum of 61 people. Suggests forming a nomination committee of 3 volunteers 30 days before the annual meeting who will accept the candidate forms and say who is running for the board.
- The Annual Meeting will therefore be held on April 15 with a mail out on February 22 to everyone as a first notice of when the meeting will occur and with board qualification and candidacy paperwork. Residents will have until March 24 to turn in candidacy forms. A second notice will be mailed out on April 1st with the names of the candidates and voting proxies and ballots if needed (must have more than 5 candidates for voting to occur).
- Board members can resign at any time and new members can be approved by the remaining board.
- The nominating committee consists of Laraine Church, Eddie Espaillat and Irving Rivera

COMMUNICATION COMITEE INFORMATION

- No one present from committee

ACTIONS TAKEN

Motion by Carol, seconded by Steve to waive the reading and approve the meeting minutes for the meeting on 1/18/2021. All in favor. MC.

Motion by Steve, seconded by Ramiro to approve the ARC form for 7016 Nandina for new windows. All in favor. MC.

Motion by Steve, seconded by Raymond to accept the Devlin Roofing bid for the roofing repairs at 7025 Marlberry for \$2,750. All in favor. MC.

Motion by Steve, seconded by Ramiro to accept the Robert Dougherty bid for exterior wall crack repairs at 7005 Marlberry for \$1,260. All in favor. MC.

Motion by Steve, seconded by Raymond to adjourn the meeting at 8:07 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 on Lantana.
2. PROPERTY KEEPERS to talk to fire station to remove 1 construction warning sign that is leaning against trees on our property.
3. PROPERTY KEEPERS to get quotes for tennis court cleaning and repair of the concrete ramp leading to the court.
4. PROPERTY KEEPERS to check on prior window trim repair at 7023 Marlberry from last year

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