

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

Meeting called to order at 7:03 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
Raymond Moore, Director at Large
Denise Watson, Property Manager, Property Keepers

EXCUSED ABSENTEES

Ramiro Chambers, Director at Large

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 April 15, 2021 at 7 pm will be the annual 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 3 new residents to the community:
 - Renters: Janelle and Leslie Blackman at 7208 Primrose
 - Owners: Myrda Najac at 7043 Marlberry
 - Owners: Brittany Simmons and Joseph Casner at 7131 Mimosa

TREASURERS REPORT

- BBT Operating Budget = \$97,314.06
- BBT Reserve Budget = \$1,412,387.28
- Sun Trust Reserves = \$240,343.25
- Center State Bank Operating Budget = \$41,427.00
- Center State Bank Reserve Budget = \$137,307.90
- Total Monies = \$2,175,101.69
- Still need to close the old BB&T and Suntrust accounts. Eventually all accounts will be with Center State Bank

PROPERTY MANAGERS REPORT

- **Approved Expenses Under \$250**
 - 7207 Primrose sliding glass door repair for \$192.60
- **Expenses With Approvals Needed**
 - 7207 Primrose rotted front door for \$802.50
 - 7238 Solandra repair rotted fascia and re install gutters for \$1,150
 - 7131 Mimosa rotted fascia and broken roof tiles for \$1,800
 - 7250 Primrose rotted fascia for \$3,000
 - 7105 Mimosa rotted fascia for \$1,500
 - 7015 Marlberry rotted wood for \$3,750
 - 7017 Marlberry rotted wood for \$950
 - 7066 Lantana roof leak for \$835
 - 7023 Marlberry rotted fascia for \$1,850
 - 7216 Primrose wall crack repairs for \$325
 - 7218 Primrose wall crack repairs for \$1,300
- **Completed Work Orders**
 - Roof repair at 7112 Carissa
 - Sliding glass door repair at 7207 Primrose

- **Email Approved Board Items**
 - None
- **Pool Fencing Project**
 - The permit to do the fencing was accepted by the city on 2/22/2021. The hedges were removed by Gem Lawn during the tree trimming project. The fence has already been fabricated and is with the painters. Installation of the fence is scheduled after the painting is completed. After fence installation is completed the new shrubs will be planted around the pool fence by Gem Lawn.
- **Community Signage**
 - Still have concrete installation balls from the old sign removals on Lantana/Nandina and Lantana.
- **Clubhouse Sign**
 - Have a good bid from Telsa Signs that will be the following: same size, made of sandblasted polyurethane mounted between 2 brown 5" x 5" PVC posts, with TLC logo and address on it.
- **Clubhouse HVAC**
 - The project has been finished however the permit is not closed as still need final inspection by the city. Application number 21-00000733. The air conditioning company is working on trying to get the city to do the inspection as they will not be paid in full until the inspection is completed.
- **7056 Lantana Pepper Tree Issue**
 - Church is closed and have been unable to get into contact with anyone still about tree growing onto our property. Will ask Gem Lawn for bids for removal and/or trimming.
- **Community Mailbox Wood Structures**
 - Still waiting on quotes from Devlin and an exterminator. The issue is ant damage not termite damage to the structures. Gem Lawn has sprayed the base of the structures but need something to kill ants.
- **Clubhouse Paver Repairs**
 - Project has been completed
- **Tennis Court Repairs**
 - Only have one bid for repairs so far for fiberglass overlay with only a 5-year life expectancy for \$11,250.00. Need to get additional bids possibly also for the demolition and reconstruction of the court.
- **Violations**
 - 7142 Brookwood plastic shelving on trellis complied
 - 7212 Primrose holiday lights complied
 - 7256 Solandra POD complied
 - 7047 Marlberry plants growing in gutter complied
- **ACR Forms**
 - 7019 and 7021 Marlberry to install new impact windows
 - 7023 Marlberry for planting
- **Western Border Wall Issues Due to Plaza Trees**
 - Plaza manager David Atkins has contacted owners in Canada about tree removal or root pruning and has gotten quotes from an arborist which were given to the owners. He will let Denise know when/if things will happen. Don't know if Broward County will allow the tree removal, and root pruning will affect the tree integrity. The wall repair must wait until the tree issue is corrected. Still need to see if the plaza is going to assist with the cost of the wall repair since their tree is causing the damage. As the problem was not resolved when it first started, may have to split the wall repair cost with the plaza to avoid attorney action. The wall repair bid from Robert Dougherty will remain on hold.
- **Sidewalk Cleaning**
 - Has been completed by the city as trees were trimmed. Also had some grinding done.
 - Additional repairs to the sidewalks are needed from tree root issues. We have until October 2021 to get the roots pruned and then after that the city will remove and replace bad parts of the sidewalk in November/December timeframe.
 - After city repairs sidewalks the community will get a letter stating that we are responsible for all further damage to the sidewalks from the trees.
 - A new reserve item will need to be budgeted for future tree root caused sidewalk repairs.
 - Gem Lawn has said that some of the trees can't be root pruned as the trunks are too close to the sidewalk and pruning will compromise the trees stability and create a hazard. The best option will be to fix the sidewalk damage created by these trees as go.
 - The city did stipulate that if we need help with the repair costs and we have no funds they may assist as we are being proactive with them.

- **City of Tamarac COVID vaccinations**
 - Denise was alerted by city that they have 50 COVID vaccinations that can distribute to our residents. Block captains were asked to distribute cards with shot permission to residents meeting the requirements. Vaccinations will start next week at the Tamarac Community Center.
- **Nominations for Board of Directors**
 - Have gotten 4 nominations so far. Have until March 24 to get into Denise which will then be given to the committee.

UNFINISHED BUSINESS

- None.

NEW BUSINESS

- None

COMMUNICATION COMITEE INFORMATION

- No one present from committee

ACTIONS TAKEN

Motion by Raymond, seconded by Steve to waive the reading and not approve the meeting minutes for the meeting on 2/18/2021 as have corrections. All in favor. MC.

Motion by Carol, seconded by Steve to approve the Telsa Signs bid for a new clubhouse sign with TLC logo and address and brown posts for \$2,755.25. All in favor. MC.

Motion by Steve, seconded by Raymond to approve the ARC new impact windows forms for 7019 and 7021 Marlberry pending changes to insurance paperwork. All in favor. MC.

Motion by Raymond, seconded by Steve to approve 11 recommended repairs by various companies. All in favor. MC.

Motion by Carol, seconded by Steve to approve the ARC for planting against inside of exterior wall with owner maintenance at 7023 Marlberry. All in favor. MC.

Motion by Raymond, seconded by Steve to table the tennis court repairs until have more information. All in favor. MC.

Motion by Steve, seconded by Raymond to adjourn the meeting at 8:15 pm. All in favor MC.

ASSIGNMENTS

1. PROPERTY KEEPERS to work on getting the Sun Trust account closed and put into Center State Bank.
2. PROPERTY KEEPERS to get bids for the cut back versus removal of the invasive pepper tree behind 7056 Lantana.
3. PROPERTY KEEPERS to get quotes for tennis court cleaning and repair of the concrete ramp leading to the court.
4. PROPERTY KEEPERS to get bids for metal picket fencing similar to one will be installing at pool area for behind 7258 Solandra to prevent traffic from neighborhood cutting onto 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