

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, June 17, 2021

Meeting called to order at 7:04 p.m. Meeting in person in clubhouse.

**ATTENDEES**

Sue De Pasquale, President  
Irving Rivera, Vice President  
Steve McKenna, Treasurer  
Carol Gagnon, Secretary  
Ramiro Chambers, 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 to all homeowners.

**PRESIDENTS REPORT**

- The next regular board meeting on July 15, 2021 at 7 pm.
- Have had reports of car break ins, please lock your vehicles.
- There are 3 new residents to the community:
  - Porsche Poindexter at 7033 Marlberry Lane
  - Annette and Mathew Stewart at 7254 Solandra
  - Shawn Jones at 7040 Nandina
- We will restart clubhouse rentals for events. Need to see Raymond Moore to schedule. Will be putting dates of usage on the website calendar.

**TREASURERS REPORT**

- BBT Operating Budget = \$7,956.81
- BBT Reserve Budget = \$1,412,410.11
- Sun Trust Reserves = \$250,146.29
- Center State Bank Operating Budget = \$132,381.04
- Center State Bank Reserve Budget = \$198,105.25
- 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**
  - Plastic bins for storing clubhouse closet records \$47
  - Pool locks transferring old locks to new gates \$160.50
  - 7102 Brookwood clubhouse men's restroom toilet leak repair \$85
  - 7107 Mimosa window caulk repair \$180
  - 7114 Mimosa gutter leak repair \$95
  - 7086 Lantana gutter leak repair \$95
  - 7012 Brookwood 10 pool keys cut for resident requests \$26.75
- **Emailed Expenses With Approvals (April thru this meeting)**
  - 7102 Brookwood spa pump repair \$1,675
  - 7033 Marlberry window repair \$473.63
  - 7205 Primrose stucco repair \$1,070
  - 7226 Primrose sliding door repair \$299.60
  - 7064 Lantana roof/fascia \$2,450
  - 7088 Lantana roof/fascia \$2,700
- **Repairs Approvals Needed**
  - 7019 Marlberry rotted fascia Devlin roofing \$850
  - 7086 Lantana Glass Doctor estimate missing second window and changed from \$3,241.03 to \$4,488.65
  - 7002 Nandina broken roof tile Devlin \$550
  - 7012 Nandina fascia Devlin \$950

- **Completed Work Orders**
  - Roof/fascia repairs at: 7066 Lantana, 7105 Mimosa, 7131 Mimosa, 7088 Lantana, 7064 Lantana, 7205 Primrose, 7015 Marlberry, 7017 Marlberry, 7238 Solandra
  - Wall crack repairs at: 7216 Primrose, 7218 Primrose, 7205 Primrose
  - Spa pump repair at 7102 Brookwood
  - Window repair at 7033 Marlberry
  - Sliding door repair at 7226 Primrose
  - No surveys have been sent out at this time for these completed work orders to homeowners
- **Clubhouse Sign**
  - Completed but address number wrong. Testa Signs will correct and replace.
- **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. Permit is good until August 20<sup>th</sup>.
- **7056 Lantana Pepper Tree Issue**
  - Gem Lawn submitted bid for removal of large and small trees including saplings and a spray defoliant to prevent the regrowth of the trees again for \$1,600 (estimate 1538).
- **Community Mailbox Wood Structures**
  - Got quotes from Devlin but there is confusion with different pricing for the same type of work at different mailbox structures.
- **SunTrust Bank Account**
  - Spoke with Joseph Canadeo. Now have signed Organizational Meeting Minutes and will send them to him and he will assist with getting the records updated so can close the account. Need to figure out if can use funds for a line item in the reserves.
- **Tennis Court Repairs**
  - The court condition is currently past its life expectancy already and a new court is needed. Costs are \$50,00 to \$75,000 with new fencing. Need to get additional bids for the demolition and reconstruction of the court and for other possible uses (pickleball, basketball, grilling area). Also need to talk to insurance company about costs for insuring different plans.
- **Pool Area**
  - Gem Lawn estimate 1549 for enhancements to the pool area to improve the overall look and finish up repairs to landscaping from the new pool fencing project: install triple palm, install 15 more Trinettes, install more medium white egg rock, install grass and soil by east end of pool/pool pump area/north side of fence \$3,025
- **Violations**
  - 7265 Papaya gutter plants complied
  - 7234 Solandra gutter plants
  - 7223 Solandra gutter plants
  - 7002 Nandina gutter plants
- **ACR Forms**
  - None
- **Western Border Wall Issues Due to Plaza Trees**
  - Plaza manager David Atkins is working on having the tree removed. County is requiring additional trees be planted and are in process of submitting plans to the County. As the problem was not resolved when it first started, the plaza owners will not contribute to the cost of the wall repair as it belongs to TLC, they claim that they would have taken care of it sooner had they been notified. Other trees that are affecting the wall would have to be root pruned on the TLC side as they are too close to the border wall and plaza owners have advised that this would also be TLC issue. The wall repair bid from Robert Dougherty will remain on hold.

#### **UNFINISHED BUSINESS**

- None.

#### **NEW BUSINESS**

- None

#### **COMITEE INFORMATION**

- None

**ACTIONS TAKEN**

**Motion** by Steve, seconded by Irving to waive the reading and approve the meeting minutes for the meetings on March 18, Organizational Meeting April 15 and the Annual Meeting April 15,2021. All in favor. MC.

**Motion** by Steve, seconded by Ramiro to increase the monthly wet check fee from Gem Lawn from \$2,000 to \$2,800 to cover expenses. In favor: Ramiro, Carol, Sue, Steve. Opposed: Irving. MC.

**Motion** by Irving, seconded by Steve to approve the repairs at: 7019 Marlberry (fascia by Devlin) for \$850, 7086 Lantana (additional miscouted window by Glass Doctor), 7002 Nandina (roof tiles by Devlin) \$550 and 7012 (fascia by Devlin) for \$950. All in favor. MC.

**Motion** by Irving, seconded by Steve to table the bids from Devlin for the mailbox repairs due to carpenter ants until there is an explanation of the differences in charges between structures with same repairs. All in favor. Motion tabled.

**Motion** by Carol, seconded by Irving to approve the bid by Gem Lawn estimate 1538 to remove the Florida Holly behind 7056 Lantana and do treatment to prevent further growth for \$1,600. In favor: Carol, Irving, Sue, Ramiro. Opposed: Steve. MC.

**Motion** by Irving, seconded by Ramiro to approve the bid by Gem lawn estimate 1549 to approve pool area enhancements except for the sod/soil as there still is work going on with FPL and Comcast in the area for \$2,375. All in favor. MC.

**Motion** by Steve, seconded by Irving to table the tennis court repairs and/or changes to other configurations/uses until have more information. All in favor. Motion tabled.

**Motion** by Irving, seconded by Steve to adjourn the meeting at 8:20 pm. All in favor MC.

**ASSIGNMENTS**

1. PROPERTY KEEPERS to figure out if the soon to be closed Sun Trust account monies can be put into a reserve line item in Center State Bank reserves account.
2. PROPERTY KEEPERS to get with Devlin about confusing quotes for mailbox structure repairs
3. PROPERTY KEEPERS to get quotes for tennis court repair and/or other options of what to do with the tennis court.

**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