

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, July 15, 2021

Meeting called to order at 7:01 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 August 19, 2021 at 7 pm.
- Had an interview with attorneys Kaye Bender Renbaum who were the prior attorneys for the HOA due to concerns with current attorney Katzman Chandler. Have decided to change back to them and will have them look over all documents and: update to current laws, amend unclear language, provide proposals for language changes needed, and consolidate all of the amendments.
- There are new residents to the community:
  - Annette Stewart at 7254 Solandra
  - Joseph Remy Paillant and Olive Walter-Paillant renting at 7004 Nandina
  - Marlon Gray and Sabrina Valero at 7088 Lantana
  - Ergin Bushaka at 7131 Mimosa

**TREASURERS REPORT**

- BBT Operating Budget = \$21,157.0
- BBT Reserve Budget = \$1,412,433.72
- Sun Trust Reserves = \$253,921.49
- Center State Bank Operating Budget = \$104,450.06
- Center State Bank Reserve Budget = \$222,816.13
- Still need to close the old BB&T and SunTrust accounts. Eventually all accounts will be with Center State Bank
- Delinquencies are up \$27,814.65 in total: three are with lawyer for approximately \$11,000 and five are on second notice for approximately \$5,000

**PROPERTY MANAGERS REPORT**

- **Approved Expenses Under \$250**
  - Ten more copies of pool area keys \$26.75
  - 7215 Primrose stucco wall crack repair \$100
  - 7102 Brookwood clubhouse broken exterior light timer by Cayson's Electric for \$245
  - 7102 Brookwood replacement of pool spa contactor by Cayson's Electric as reported by Better Pool and Spa for \$120
  - 7032 Nandina gutter leak repair \$95
- **Emailed Expenses With Approvals**
  - 7102 Brookwood chemical feeder lines and clogged spa filter \$305.50
  - 7102 Brookwood repair three stenner chlorine and acid feeder pumps. No actual cost yet as are \$145 each and will need to see if able to fix or need to replace them.
  - 7247 Solandra stucco repair \$350
  - 7262 Papaya stucco and window repair \$275
  - 7046 Lantana roof leak
  - 7143 Wisteria roof/fascia \$3,100
  - Mailbox structure repairs, seven structures totaling \$7,150
    - Lantana, Solandra, Papaya, Primrose and Brookwood boxes \$1,250 each
    - Canella and Nandina boxes \$450 each

- **Repairs Approvals Needed**
  - 7126 Canella rotted fascia Devlin roofing \$950
  - Two bids for general landscaping improvements and clearing out the east border behind the units from 7056 Lantana to McNab from Gem Lawn were not discussed. There needs to be a walk thru with the board/landscaping committee to determine the extent/needs of both projects.
- **Mailbox Repairs**
  - These will be done by Devlin Roofing in between roofing repairs, see above for locations.
- **Pool Landscaping Upgrades**
  - Already approved and will be done before next meeting per Gem Lawn
- **7056 Lantana Pepper Tree Issue**
  - Already approved and will be done before next meeting per Gem Lawn
- **Completed Work Orders**
  - Roof/fascia repairs at: 7026 Nandina, 7025 Marlberry, 7002 Nandina
  - Wall crack repairs at: 7215 Primrose
  - Gutter repairs at: 7264 Papaya, 7032 Nandina
  - Window/Stucco repair at: 7272 Papaya
  - Fascia repair at: 7019 Marlberry, 7012 Nandina
  - No surveys have been sent out at this time for these completed work orders to homeowners
- **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>.
- **SunTrust Bank Account**
  - The signed Organizational Meeting Minutes were sent to Joseph Canadeo 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**
  - 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.
- **Violations**
  - Gutter plants complied: 7234 Solandra, 7223 Primrose, 7002 Nandina, 7264 Papaya
  - Garbage bin complied: 7128 Canella, 7259 Papaya hidden behind bush
  - Outside item complied: 7216 Primrose
  - 7269 Papaya hurricane shutters
  - 7146 Brookwood garbage bin
- **ACR Forms**
  - 7245 Solandra installation of hurricane impact windows
  - 7132 Canella planting request outside of the three-foot easement. Area is shaded and grass will not grow, homeowner wishes to install shade tolerant plants in the area and will be responsible for maintaining plants. Homeowner will extend current rock border outward to encompass the new planted area.
- **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.
- **Repaving Project**
  - Have bids from 2 companies for project and are getting a third for the repaving and painting of all HOA roadways in the community.

#### UNFINISHED BUSINESS

- None.

#### NEW BUSINESS

- None

**COMITEE INFORMATION**

- Will put out signup sheets again next meeting to get things started

**GOOD and WELFARE**

- Homeowners presented a petition to the board regarding the HOA versus homeowner responsibilities
  - The Board of Directors is bound by the attorney’s interpretation of the documents
  - Section 6 states that the HOA is responsible for exterior unit maintenance of: “repair and painting of exterior walls and doors, repair and replacement of windows, roofs, gutters and downspouts.”
  - The document was not changed after the failed attempt to pass an amendment to remove doors, windows and gutters

**ACTIONS TAKEN**

**Motion** by Irving, seconded by Steve to waive the reading and approve the meeting minutes for the meeting on June 17, 2021. All in favor. MC.

**Motion** by Steve, seconded by Ramiro change from Katzman Chandler to Kaye Bender Renbaum. All in Favor. MC.

**Motion** by Steve, seconded by Irving to approve the ARC form for installation of hurricane impact windows at 7254 Solandra. All in favor. MC.

**Motion** by Steve, seconded by Irving to approve the ARC planting form at 7132 Canella for homeowner to plant past 3-foot easement in shady area and extend border stone ring. All in favor. MC.

**Motion** by Steve, seconded by Ramiro to approve the bid by Devlin Roofing to repair the fascia board at 7126 Canella for \$950. All in favor. MC.

**Motion** by Carol, seconded by Steve to adjourn the meeting at 7:55 pm. All in favor MC.

**ASSIGNMENTS**

1. PROPERTY KEEPERS to continue to work to get the Sun Trust account closed at the direction of the Board of Directors and figure out if the monies can be put into a reserve line item in Center State Bank reserves account.
2. PROPERTY KEEPERS to get quotes for tennis court repair and/or other options of what to do with the tennis court.
3. PROPERTY KEEPERS to get third quote for repaving and painting of community roads.
4. PROPERTY KEEPERS to get 7005 Marlberry roof leaking issue checked by Devlin to see if repaired leak under warranty or new leak.
5. PROPERTY KEEPERS to set up meeting with new attorneys addressing questions by the homeowners/the petition committee about the HOA and homeowners’ responsibilities
6. PROPERTY KEEPERS will be the point of contact for the development of committees
7. PROPERTY KEEPERS will set up a meeting with an insurance agent and homeowners to discuss homeowner insurance needs for their units

**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

