

TAMARAC LAKE COLONY  
BOARD OF DIRECTORS  
**Minutes of Regular Meeting**  
Thursday, August 19, 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

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

**PRESIDENTS REPORT**

- The next regular board meeting on September 17, 2021, at 7 pm.
- Have a guest Hector from the Loomis Company to talk about what homeowner's insurance is needed by individuals for property/liability. As we are an HOA we can do whatever we want per Florida statute 720 but we were set up by the developer to have a condo style insurance. Maintenance has nothing to do with insurance, it is upkeep which homeowners are required to do. Insurance is for immediate unexpected losses only. An appraisal has already been done for the buildings for the insurance policy the HOA pays for. Homeowners need to get a HO-6 policy which is "drywall in". Anything within the legal boundaries of your property is your liability. Homeowners are responsible for pipe breaks and to maintain the trellises.
- There are new residents to the community:
  - Paulo Quintana at 7238 renting at Solandra
  - Ketton Williams at 7072 Lantana
  - Alex Collantes at 7125 Mimosa
- A response to the petition given to the board last meeting has been drafted and distribution to all is forthcoming
- The website for the community is moving to the TOPS portal which is controlled by Property Keepers that we are already paying for. At next meeting Property Keepers will have person to explain how to access it. Access was given to all homeowners who turned in their owner information sheets and gave Property Keepers permission to email them when switched management companies last November. An invitation was sent to homeowner email addresses that were provided. If need to get the homeowners information sheet email Denise.
- Once we get the association documents back from KBR review then we will form a committee to look at what order and how things will get done based on the suggestions provided by them on needed/required updates to the documents.
- All paperwork to sign up for committees is at this meeting. Sign up forms are also on our current website.
- We will have a budget meeting in October for the annual budget.

**TREASURERS REPORT**

- BBT Operating Budget = \$19,558.92
- BBT Reserve Budget = \$1,412,433.72
- Sun Trust Reserves = \$253,921.49
- Center State Bank Operating Budget = \$121,581.47
- Center State Bank Reserve Budget = \$272,140.35
- Delinquencies are around \$18,000. Seven people owe around \$15,000.

**PROPERTY MANAGERS REPORT**

- **Approved Expenses Under \$250**
  - 7032 Nandina gutter repair \$195
  - 7086 Lantana gutter repair \$95
  - 7064 Lantana sliding door wheels repair \$246.10
  - Desk calendar for Raymond for clubhouse rental tracking \$18.18
  - 7205 Primrose dead palm removal
  - Pool capacitor pump blew out \$215
  - Vehicle violation stickers \$56.7
  - Repair electricals going to irrigation pump 4 \$105

### **Emailed Expenses With Approvals**

- 7102 Brookwood chemical feeder lines and clogged spa filter \$315 (last month)
- 7127 Mimosa roof and fascia repairs \$2,700
- 7125 Mimosa stucco cracks \$520
- 7032 Nandina roof leak \$3,600
- 7107 Mimosa wall cracks \$350
- 7231 Solandra gutter replacement \$425
- **Repairs Approvals Needed**
  - 7125 Mimosa roof repairs \$950
  - 7103 Mimosa stucco repair \$1,150
  - 7005 Marlberry roof leak \$750
- **Mailbox Repairs**
  - These will be done by Devlin Roofing in between roofing repairs.
- **Completed Work Orders**
  - Sliding doors: 7064 Lantana
  - Stucco repairs: 7247 Solandra, 7101 Mimosa
  - Gutter repairs: 7086 Lantana
  - Roof and fascia: 7127 Mimosa
  - Gutter replacement: 7231 Solandra
- **Clubhouse HVAC**
  - Application number 21-00000733. The city did the inspection on 8/1/2021. Inspector noted that the electrical room cannot be locked in case of a fire, so the lock was removed. Also, a slight adjustment was needed for the air handler which was made 8/18/2021. Reinspection was scheduled for 8/19/2021, we have a notification that the reinspection was done but do not know if passed yet.
- **SunTrust Bank Account**
  - In order to close the SunTrust account, we need to give them a certificate of corporate resolution which the Secretary will sign, Denise will notarize and will be given to SunTrust to finally close the account.
- **General Landscaping Improvements**
  - This was tabled last meeting due to questions on what wanted to do where. Denise walked the property with Sue and gave a new list to Gem Lawn 8/16/2021. Denise did a walk thru with Sal last Tuesday again. Will have new bid at next month's meeting.
- **Tennis Court Repairs**
  - Need to get additional bids for the demolition and reconstruction of the court for 2 pickleball courts and a half basketball court including a new chain link fence around it. Armor Courts had bid \$59,995 and AA Playground of \$82,584.74. The warranty would only be for 2 years. Root pruning would also need to be done around the entire court area which is not included in the pricing. Also need to talk to insurance company about costs for insuring different plans. Not going with AA Playgrounds due to high cost. Denise will ask additional questions about the handicap ramp and get a third bid from Fast Court.
  - Reserves are currently at \$18,000 for amenities improvements
- **Violations**
  - Gutter plants: 7058 Lantana, 7027 Marlberry, 7041 Marlberry
  - Garbage bin: 7146 Brookwood
  - Shutters: 7269 Papaya, 7054 Lantana
- **ACR Forms**
  - 7206 Primrose remove rotted wood deck behind unit and replace with pavers
- **Western Border Wall Issues Due to Plaza Trees**
  - Broward County has approved the removal of the tree damaging the western wall permit file 8/16/2021.
- **Repaving Project**
  - All Paving bid of \$234,227 needs revision to it. Still waiting on proposals from All County, Southern Paving and Broward Concrete. Once the areas are milled and repaved, we are required to meet the city requirements for painting/markings. There is 326,00 SF of paving to be done.
- **Pressure Cleaning Roofs**
  - Pure Clean Pressure cleaning bid \$20,252, People's Choice bid \$40,200. Table bid by Pure Clean to see if will do the work in November.

### **UNFINISHED BUSINESS**

- None.

### **NEW BUSINESS**

- None

### **COMITEE INFORMATION**

- Signup sheets set out this meeting

**GOOD and WELFARE**

- o Issue with cleaning company not cleaning pool area/chairs. Denise will contact them.
- o Unfinished lawn work by Gem Lawn. Started raining heavily and they left

**ACTIONS TAKEN**

**Motion** by Steve, seconded by Irving to waive the reading and approve the meeting minutes for the meeting on July 15, 2021. All in favor. MC.

**Motion** by Carol, seconded by Ramiro to approve the \$5,000 expense for Kaye Bender Rembaum to review all HOA documents/rules, and make suggestions to corrections needed based on current statues. All in Favor. MC.

**Motion** by Steve, seconded by Irving to have the Secretary sign the Certificate of Resolution for SunTrust. All in favor. MC.

**Motion** by Steve, seconded by Irving to approve the ARC form for 7206 Primrose. All in favor. MC.

**Motion** by Steve, seconded by Irving to approve the three roofing repair bids by Devlin Roofing at 7125 Mimosa Way for \$950, 7103 Mimosa for \$1,150 and 7005 Marlberry for \$750. All in favor. MC.

**Motion** by Irving, seconded by Steve, to table the tennis court renovation decision until get additional questions answered on Armor Court bid, get a new second bid by Fast Court and to remove the AA Playgrounds bid from consideration. All in favor. MC.

**Motion** by Steve, seconded by Irving to table the pressure cleaning. All in favor. MC.

**Motion** by Steve, seconded by Irving to adjourn the meeting at 8:25 pm. All in favor MC.

**ASSIGNMENTS**

1. PROPERTY KEEPERS to have person at next meeting to explain how the TOPS portal functions
2. 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.
3. PROPERTY KEEPERS to get quote for tennis court repair and/or other options of what to do with the tennis court from Fast Court and get questions answered brought up.
4. PROPERTY KEEPERS to get third quote for repaving and striping of community roads.
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 check to see if Pure Clean will honor the bid given to us for November to do the pressure cleaning of roofs.
7. PROPERTY KEEPERS will contact cleaning company as residents have issues with cleanliness of the pool area/chairs.

**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

