

TAMARAC Home Owners Association

October 23, 2022 ~ Annual Meeting Minutes

Meeting Held: Outdoors at Leo Holley's Home -- 13050 E. 28th Place

Time: 3:00 p.m. to 4:30 p.m.

Members in Attendance: Donna Adam, Rita Becerra, Alfredo Delgado, Leo Holley, Joan Magnuson, Sabra Purvis, Doug Snell, Violeta Tiscarero, David Tresseder and Ellen Wilks

Proxies Voted: Sharon Day, Pam Inkster, William Johnson, and Maggie Pacin

Quorum of Voting Members Present: 10 in attendance + 4 by proxy (10 required to reach a quorum)

Property Renter in Attendance: Charley Jacques

Green Country HOA Management in Attendance: Colby Henley

Welcome and Introductions

- **Board Members:** Alfredo Delgado (2016 & 2021-2022), Leo Holley (2008-2022) and Ellen Wilks (1992-2016 & 2020-2022)
- **Members:** Donna Adam, Rita Becerra, Joan Magnuson, Sabra Purvis, Doug Snell, Violeta Tiscarero, David Tresseder
- **Green Country HOA Management:** Colby Henley

2022 Accomplishments

- Green Country HOA Management Partnership
Ellen Wilks highlighted Green Country's contributions to the Tamarac Neighborhood:
 - Delinquent dues are now limited to 2021 dues. This has been accomplished by:
 - ◇ Accepting electronic payments through the Tamarac website **tamarac-hoa.com**.
 - ◇ Monthly invoicing of delinquent dues.
 - ◇ Filing liens on properties when dues are delinquent nine or more months.
 - ◇ Utilizing a lawyer to send out Demand Letters to collect dues debt.
 - ◇ Utilizing a lawyer to File Small Claims Court law suits for delinquent dues, plus legal expenses.
 - Calls, emails and mail from homeowners are addressed within 24 hours on weekdays.
 - Neighborhood inspections are conducted regularly
 - ◇ Letters are mailed out to homeowners when there is a violation of the *Tamarac Declaration of Covenants, Conditions and Restrictions*.
 - ◇ Fines are assessed when violations are not corrected in a timely fashion.
 - Accounts receivable and payable, budgetary records and monthly financial reporting is provided.
- Free Dumpster Weekends
 - December 17 thru 20, 2021 and June 24 thru 27, 2022
 - The next one will be in December 2 thru 5, 2022.

Treasury Report

2021 thru 2023 Budget Summary document with Income, Expenses and Bank Account Balances was provided to every attendee. The following was presented by Ellen Wilks:

- 2021 Actual Expenses
- 2022 Working Budget and Actual Expenses through September 2022
- 2023 Proposed Budget

David Tresseder raised questions about the proposed updates to the Tamarac Neighborhood entrance at an estimated cost of \$12,500. Discussion included:

- Efforts to remediate tree challenges created by disease, insect infestation, heat and drought were outlined.
- Costs for updating the entrance will be affected by the trees. It may be necessary to remove one to five trees and plant replacements.
- In addition, the plan calls for removing the overgrown crate myrtles and volunteer trees that are growing up into them, including extracting their root systems. Flower beds with new plantings would replace them.
- A new sign would replace the current one that has surface peeling due to sun and heat exposure.
- The fence on the south side of the entrance is buckling and needs to be assessed for repair or replacement.

Following this in depth discussion, Leo Holley motioned and Alfredo Delgado seconded to adopt the proposed 2023 Budget as presented in the attachment. The motion was approved unanimously.

Additional Topics Introduced by the Members

- David Tresseder asked about exterior painting requirements. The required paint is Kelly Moore oyster #26 exterior latex. An exact match in another brand is acceptable.
- Violeta Tiscarero and Rita Becerra raised concerns about relationships between neighbors, parking, the condition of homes and debris from a sweet gum tree in their cul-de-sac. They were encouraged to:
 - Contact Green Country HOA Management when parking violations occur.
 - Call the police when heated exchanges with neighbors cause them to question their safety.
 - Call the police when neighbors intrude on their property.Donna Adam, the owner of the sweet gum tree, gave Violeta Tiscarero permission to remove branches overhanging her driveway.
- Home owners were directed to the Tamarac website **tamarac-hoa.com** for:
 - Online dues payment, important Tamarac documents, helpful information and contacts, upcoming neighborhood events, and answers to FAQs (Frequently Asked Questions).

Board Membership

Lengthy discussions led to the meeting running over the published one hour timeframe by 30 minutes.

The meeting was adjourned at 4:30 without addressing the topic of Board Membership.