



BOULEVARDS NEIGHBORHOOD NEWS BOULEVARDS OF TAMARAC CIVIC ASSOCIATION – March 2025

The Boulevards of Tamarac Homeowners Association's first board meeting of the year was held on January 6th, 2025. The 2025 Board of Directors is as follows:

President, Vicente Amaral
Vice President, Andy Bolton
Treasurer, Steve Cole
Secretary, Cathy Kessler
Director, Sal Napolitano
Director, Janet Velez
Director, Paola Gonzalez
CAM, Jan Meredith

Please mark your calendars for the following meeting dates:

- *General Meeting June 9th, 2025*
- *Annual Meeting & Elections – December 8th, 2025*
- *Board Meetings are the first Monday of every month at 6:30 p.m.*

At the last Annual meeting we discussed the state of the budget, provided updates on the bathroom, and listened to neighbors' concerns.

The Mayor of Tamarac was in attendance and explained enforcement of parking code. To avoid receiving parking fees, please ensure you are not parking on the streets overnight from 12am to 6am.

As a reminder the HOA also does not permit parking on the grass anywhere in the community. We provide free parking at the clubhouse.

During the last Holiday Season, we run a home decorating contest and here are all the winners! Congratulations to everyone for making the neighborhood more festive. We look forward to continue engaging the community in the coming seasons.







CONTACTING THE BOULEVARDS OF TAMARAC - Office Manager: Jan Meredith

Office Hours are **Monday through Friday from 10:00am to Noon**. You can call the office at **(954) 535-2663** to schedule an appointment or email Jan at janssen@blvdsoftamarac.comcastbiz.net.

For non-urgent matters, please go to www.BoulevardsOfTamarac.com and click on the "contact" bar on the right. You will be directed to another page where you can fill in your inquiry and you will be contacted within 24 business hours.

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WELCOME NEW RESIDENTS!!

We would like to welcome all new residents to The Boulevards of Tamarac! We hope you will enjoy living in our community. In this special issue we would like to remind everyone that living in an HOA community is a trade-off; we all follow the rules and regulations so we can all live in a well-cared for community.

Bathroom Remodel Project



As we have been discussing for several months, we took the idea of remodeling the Clubhouse bathrooms into action! We have finally saved enough money to fund this project and found a suitable contractor.

We've recently signed the contract to update the bathrooms making them ADA compliant.

The estimated cost of the project is \$60K which includes widening impact door and building a ramp to allow wheelchair entry from the pool and into each bathroom, demo inner entry wall inside the bathrooms, update the hallway, replacement of all fixtures, tiles, water heater, installing baby changing boards, and painting.

The project is estimated to last for up to four weeks from the moment of securing permits. We estimate the project to be complete at some point between May and June just in time for the peak season.

There may be some pool closures during this time but, when possible, the pool will remain open. However, bathrooms will not be operative until the completion of the project and passing final inspection.

Once we can replenish funds, we will seek to do the lining of the sewer pipe and hoping next year we could update the kitchen.

We have been conservative with project expenditure, timing them correctly to ensure we remain operative while dealing with insurance and operations cost increases, reason why we can't go any faster than we have.

We have just received the quote from the insurance from 3/11/25 and has had another big increase to over \$26K. In order to retain enough savings of at least \$20-25K for any emergencies, we have no option but to finance most of this bill. This is as there are a lot of accounts consistently paying the association monthly fee late.

In order to fund the interests for the insurance financing that the association will have to pay, we will be implementing LATE FEE of \$25. Please contact to the office as soon as possible to get up to date with your account or set payment plan.

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REMINDER: \$90.00 **Maintenance Fee**

Payment to **Boulevards of Tamarac**

- **NO CASH ACCEPTED**
- You **must** Include Name, Address **and** Account Number on your payment.

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