

MINUTES OF THE WHITTIER OAKS BOARD MEETING AUGUST 28, 2024 7:00 PM

A meeting of the Board of Directors was held on Wednesday, August 28, 2024, 7:00 PM at the Carriage Houses Clubhouse, 7525 NW 61 Terrace, Parkland, Florida, 33067. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President; Dominick Peri, Secretary and Kevin Burger, Treasurer. Dan Nicoliason, Director were present via phone conference. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:00 PM.

MINUTES: Lisa DePace moved to approve the minutes of the June 24, 2024, meeting as corrected; seconded by Dominic Peri. All in favor. Motion carried.

FINANCIALS: Kerri Brooks read the cash status stating that as of August 28, 2024, there was \$123,366.97 in the operating accounts and \$137,326.17 in the reserve accounts for a total unaudited cash status of \$310,693.14. All owners past due over 90 days have has their gate access devices deactivated.

NEW BUSINESS

Landscaping/Irrigation: Lisa DePace reported that there are additional irrigation breaks at the front entrance that are being repaired. They continue to occur due to the age of the system and tree roots. The Board had five landscape companies visit the property and provide bids for service. Two were in budget, two were overbudget and one more is pending. The Board agreed to invite those companies that are within budget to a meeting the first week in September so they can give a presentation and answer questions from the Board and owners.

Holiday Lighting: The Board reviewed two proposals from holiday lighting companies. Randy's quoted \$5,880.51 for a three-year contract and will only guarantee the lights for a 30 day install. Rizzo's quoted \$6,000.00 for the first year and \$5,400.00 for the second two years with a guarantee as long as the lights are lit. Lisa DePace moved to approve Rizzo's three-year contract if they will meet Randy's price for the first year; seconded by Dominic Peri. All in favor. Motion carried. The Board agreed to turn the lights on at the end of October.

Pressure Cleaning: Lisa DePace moved to accept the proposal from Full Effect Pressure Cleaning in the amount of \$6,500.00 to pressure clean all the common area sidewalks and street gutters. Full Effect cleaned the community for the last two years and is guaranteeing the price for 2026 as well. Kevin Burger seconded. All in favor. Motion carried. The Board agreed to schedule the work after Halloween. RMC will send owners a notice if anyone wants to use them for their homes.

OLD BUSINESS

Front Entrance: Kerri Brooks explained that the companies that are bidding the service for the community were also asked to bid the front entry landscaping as it makes sense to have the person that is maintaining the landscaping do the work. David Ofstein said the ARB committee would be interested in helping with this project and felt that the design could work with much of the existing landscaping. RMC will send the ARB committee the current proposals.

Guardhouse AC: Lisa DePace explained that the AC unit in the guard house that was installed during the renovation has leaked several times and needed to be replaced. The Board approved the replacement of the guard house AC for a cost of \$2,200.00 with a new Mitsubishi unit that has a warranty.

Storm Drains: RMC received two proposals to clean out the storm drains in the community and is waiting for one more. Top Dog quoted \$2,048.00 to clean out 3 drains they say need it after inspecting them. Shennadoah quoted \$10,025.00 to clean out all 31 drains. The Board agreed to wait for the third quote to decide.

Asphalt: The Board reviewed a proposal from All County to repair several areas of broken curbing and pot holes throughout the front entrance and community. The cost for the front entrance is \$1,745.00, to repair 19 other areas will cost \$4,545.00 plus \$4,045.00 for the curb repairs. The Board questioned if the \$1,745.00 is included in the total cost of \$8,590.00 and Chuck Bencomo moved to approve the work if so; seconded by Lisa DePace. All in favor. Motion carried.

There being no further business before the Board, Kevin Burger moved to adjourn; seconded by Lisa DePace. All in favor. Motion carried. The meeting was adjourned at 8:05 PM.

Respectfully Submitted,
On Behalf of the Board of Directors
Whittier Oaks Homeowners' Association, Inc.