

MINUTES OF THE WHITTIER OAKS BOARD MEETING NOVEMBER 25, 2024 7:00 PM

A meeting of the Board of Directors was held on Wednesday, November 25, 2024, 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, Florida, 33067. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President; Kevin Burger, Treasurer and Dan Nicoliason, Director. Dominick Peri, Secretary was absent. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:05 PM.

MINUTES: Kevin Burger moved to approve the minutes of the August 28, 2024 and October 17, 2024 meetings as presented; seconded by Dan Nicoliason. All in favor. Motion carried.

FINANCIALS: Kerri Brooks read the cash status stating that as of November 25, 2024, there was \$131,069.61 in the operating accounts and \$197,661.63 in the reserve accounts for a total unaudited cash status of \$328,731.24. The Board agreed to email and mail the Budget to the community as soon as possible. There are two past due owners, one that is closing and one that is with the attorney for collections.

OLD BUSINESS

Landscaping/Irrigation: Lisa DePace reported that the Board voted via email to approve Covenant for monthly landscape service at a cost of \$15,200.00 and Water Valley Irrigation for monthly irrigation service of common areas for a cost of \$500.00. The Board agreed to ratify the vote. The Board also voted via email to approve the yearly budgeted annual plants and mulching of the common areas by Covenant Landscaping for a cost of \$1,500.00 for the flowers and \$2,500.00 for the mulch. Kevin Burger felt that there has been an increase in white fly activity throughout the community.

Front Entrance: Kerri Brooks explained that the old dead plants at the signs and front entrance have been removed and replaced by Danny's Landscaping for a cost of \$11,500.00. The Board agreed to ratify the vote to approve the work. There is a lighting proposal pending. Covenant Landscaping also replaced dead liriopie and ixora with Clusia at the entrance as well as filled in the median Iris plants that died for a cost of \$5,100.00. The Board agreed to ratify the email votes.

Interior Island Lights: The Board agreed to ratify the email vote to approve JP Lighting's bid to replace all the interior island lighting for a cost of \$6,350.00.

Asphalt Repairs: The asphalt company began the concrete urb repairs and will finish those as well as the asphalt street repairs after the holiday.

Storm Drains: The Board agreed to ratify the email vote to have PCI clean out all the storm drains for a cost of \$4,075.00.

NEW BUSINESS

Grievance Committee: Lisa Depace moved to appoint Barry DeRose, Paul Chabarek, and Lisa Volk to the Grievance Committee with Barry DeRose as the chairperson; seconded by Chuck Bencomo. All in favor. Motion carried. RMC will email the committee members a summary of their responsibilities on the committee.

Tree Removals: The Board reviewed a proposal from Branch Manager to remove a diseased Oak tree in 74th Drive Island for \$2,980.00 and the damaged flowering tree in entrance for \$2,750.00 plus an additional \$500.00 for Arborist letters. They agreed to get additional bids before deciding.

Sidewalk Repairs: The Board reviewed two proposals for concrete sidewalk repairs – one from Sidewalk Solutions in the amount of \$8,396.51 124 to saw cut and level 124 areas and one from Perfexion Construction in the amount of \$6,900.00 to remove and replace 6 sidewalk sections. The Board agreed to table this until they can research further. Owner Barry DeRose stated that the sidewalk across from his house is very bad and needs work.

Master Association: The Hillsboro roundabout installation is currently scheduled for mid 2025 and there is a new 255 home community being developed in the wedge including a new community park.

There being no further business before the Board, Chuck Bencomo moved to adjourn; seconded by Dan Nicoliason. All in favor. Motion carried. The meeting was adjourned at 7:32 PM.

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