

**MINUTES OF THE WHITTIER OAKS  
BOARD MEETING DECEMBER 1, 2025, 7:00 PM**

A meeting of the Board of Directors was held on Monday, December 1, 2025, at 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, FL. A Zoom conference was online for owners who could not attend to view the meeting. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President/Treasurer; Marc Harris, Secretary; Barry DeRose and Clive Gillanders, Directors. Present from RMC were Kerri Brooks and Marie Palombi. Guy Shir from Shir Law Group was also present. Lisa DePace called the meeting to order at 7:00 PM.

**MINUTES:** Barry DeRose moved to approve the minutes of the October 27, 2025, meeting; seconded by Lisa DePace. All in favor. Motion carried.

**FINANCIALS:** Kerri Brooks read the cash status, stating that as of December 1, 2025, there is \$113,533.07 in the operating accounts and \$243,499.98 in the reserve accounts for a total unaudited cash status of \$357,033.05.

**NEW BUSINESS**

**Community Rules and Regulations:** Lisa DePace moved to approve the revised Association Rules and Regulations; seconded by Barry DeRose. A lengthy discussion ensued with members regarding the rules, and both the Board and Guy Shir answered questions. The Board agreed that they would revisit rule #4 regarding cyclone fences being allowed in the community. Until then, no cyclone fence requests should be processed. The Board also agreed to review rule #9 regarding parking in cul-de-sacs/islands. The vote was called, and with all in favor, the motion to approve the new revised rules was passed.

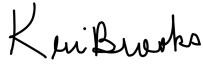
**Landscaping:** The Board reviewed a proposal from Coastal Landscaping which is owned by Jon Frost. He was the original owner of Landscape Manager prior to selling it and was the landscaper in Whittier Oaks for many years. Check Bencomo moved to accept the proposal from Coastal Landscaping with an effective start date of January 1, 2025; seconded by Barry DeRose. All in favor. Motion carried.

There being no further business before the Board, Lisa DePace moved to adjourn; seconded by Chuck Bencomo. All in favor. Motion carried. The meeting was adjourned at 8:24 PM.

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

Witnessed and Subscribed by Marie Palombi, Association Agent and Kerri Brooks, LCAM on this December 16, 2025

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Marie Palombi, Agent

  
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Kerri Brooks, LCAM