

MINUTES OF THE SPECIAL/BOARD MEETING OF THE WHITTIER OAKS BOARD OF DIRECTORS HELD ON MARCH 31, 2025, AT 7:00 PM

A Special/Board meeting of the Whittier Oaks Board of Directors was held on Wednesday March 31, 2025, at 7:00 PM at the Parkland Library and in tandem via Zoom Video Conference.

Roll Call

Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President/Treasurer; Marc Harris, Secretary, Clive Gillander; and Barry DeRose, Directors at Large. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:05 PM and turned the meeting over to Kerri Brooks.

Affidavit of Mailing

Kerri Brooks presented the affidavit of mailing documenting that a notice of this meeting was sent out to all owners.

Financial

Lisa DePace explained that the purpose of the meeting is to approve a one-time Special Assessment to cover the Terramar Master Association special assessment passed against all Associations for the unexpected and unbudgeted increase in insurance premiums. The portion for the Estate Side owners will be \$70.35 per home, while those on the Mediterranean side will be assessed \$61.43 per home. Following a brief discussion, Lisa DePace made a motion to approve the Special Assessment, with payment due on or before May 1, 2025. The motion was seconded by Barry DeRose. All were in favor; motion carried.

NEW BUSINESS

Lake Banks – Lisa DePace reported that during a recent inspection of the lakes, it was observed that concrete and rocks had been placed along the lake bank behind 7525 N.W. 75th Drive and the adjacent property. This unauthorized placement is compromising the integrity of the lake bank. After a brief discussion, the Board agreed that a notice should be sent to the respective owners advising them that the materials must be removed.

A discussion also took place regarding ongoing concerns with pet waste not being picked up by some residents, as well as numerous lawns showing signs of browning. The Board emphasized the importance of owners ensuring their irrigation systems are functioning properly and being used regularly. It was agreed that a general reminder would be sent to all homeowners addressing both issues.

The Board agreed the next Board meeting will be held in May 2025

There being no further business before the Board, the meeting was adjourned at 7:35 PM

Respectfully submitted,
On behalf of the Secretary of
The Whittier Oaks Homeowners' Association, Inc.