

MINUTES OF THE WHITTIER OAKS BOARD MEETING APRIL 17, 2024 7:00 PM

A meeting of the Board of Directors was held on Wednesday, April 17, 2024, 7:00 PM at the Parkland Publix Works Building, 6500 Parkside Drive, Parkland, Florida. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President; Kevin Burger, Treasurer; Dominick Peri, Secretary and Dan Nicoliason, Director. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:00 PM. Three owners were present in person and one owner attended via zoom.

MINUTES

Kevin Burger moved to approve the minutes of the last Board meeting held on December 11, 2023 as presented; seconded by Lisa DePace. All in favor. Motion carried.

FINANCIALS

Kerri Brooks reported that as of April 17, 2024, there is \$271,119.08 in the Association's operating accounts and \$121,440.88 in the Association's reserve accounts for a total unaudited cash status of \$392,559.96. The past due report is higher than actual due to a clinch in the posting of some automatic payments for the special assessments. RMC is working on that matter and also on collecting from several owners that are past due. Transponders have been disconnected and will not be turned back on until those owners are paid in full.

OLD BUSINESS

Fences – Kerri Brooks reported that there is an issue with the replacement of all the fences in the front entrance. First, there is a large amount of soil and mulch build up over the 30+ years the fences have been in place that will need to be removed to replace the fencing. Second, there are some very, very large hardwood trees on the park property whose humongous roots are encroaching on the Association's property and damaging the fences and sidewalks in the area. Chuck Bencomo suggested maybe just installing hedges in front of the fences which RMC looked into. That is an option for the fencing on Hillsboro and at the front of the entrance but cannot be done on the fencing across from the guardhouse and by the metal swing gates as there are already hedges behind those and over time the width of the hedge would be too large for the area. Lisa DePace will speak with Commissioner Bob Mayerson to see what suggestions he has to how to handle this with the City and then the Board can make a decision.

NEW BUSINESS

Mailboxes – Chuck Bencomo questioned if the Board should look into refurbishing the mailboxes in the community as many are faded and there seems to be an issue with the square metal the flags are attached to as the paint on many of them has peeled off. Lisa DePace explained that the mailboxes are the responsibility of the owners and that she had hers sprayed with a Home Depot paint product and it matched perfectly and looks great. The Board agreed to send an email blast giving all owners the contact information for Beautiful Mailboxes as well as the paint information so they can make sure their mailboxes are up to the standard. Owner Barry DeRose was present and showed photos off two mailboxes in the community where the landscape company sprayed a chemical around the bases and killed all the grass. RMC will address the issue with the landscaper.

Commissioner Vote – Lisa DePace stated that the seat of current Parkland City Commissioner for the Whittier Oaks District is up for election and the two candidates running have requested a chance to attend a Whittier Oaks Board meeting to address owners in a meet and greet type session. The Board agreed to set this up for May at the Parkland Library.

Security Cameras – Lisa DePace explained that the security cameras at the entrance unexpectedly stopped working and were outdated so a new system was needed. The Board voted via email to approve a proposal from Hot Shots Cameras for a cost of \$ -----. Kevin Burger moved to ratify the email vote; seconded by Dominic Peri. All in favor. Motion carried. The new system is in and is much better with more coverage, clearer pictures and all new wiring. The camera company suggesting installing a license plate camera on the exit side of the guardhouse. However, the Board agreed that the current cameras there get a large area and are very clear so that should be sufficient. Chuck Bencomo asked RMC to look into if the community system can be integrated with law enforcement so that if someone comes in that has a legal issue, it would be flagged and law enforcement would be alerted.

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 7:36 PM.

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