

MINUTES OF THE WHITTIER OAKS HOA BOARD MEETING HELD ON DECEMBER 11, 2023 AT 7:00 PM

A meeting of the Board of Directors was held on Monday, December 11, 2023, at 7:00 PM at the Carriage Houses COA Community Clubhouse in Parkland, Florida with zoom. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President; Kevin Burger, Treasure; and Dan Nicolaison, Director. Dominick Peri, Secretary was absent with notice. Present from RMC were Marie Palombi and Kerri Brooks. Lisa DePace called the meeting to order at 7:01 PM. Lisa introduced Broward Sheriff Office's Deputy Stacey who was present to speak about safety and security. A Lock It or Lose It flyer was distributed to remind all Parkland residents that car burglary and theft are the biggest issue in the city. BSO also has a home watch program where sheriffs will perform extra patrols when residents are out of town and let them know. Also discussed was the benefit of having a pedestrian gate at the community entrance, importance of parking on only one side of the street and social media sites.

MINUTES: Lisa DePace moved to approve the minutes of the October 30, 2023, meeting with corrections; seconded by Kevin Burger. All in favor. Motion carried.

FINANCIALS: Kerri Brooks read the cash status report stating that the balance in the operating accounts is \$96,646.11 and \$109,319.05 in the reserve accounts for a total combined cash balance of \$205,965.016.

NEW BUSINESS

Violations: Deed rides are continuing, and notices are being sent out on any violations noted. Most owners have been complying when notified.

Landscaping: Kevin Burger moved to ratify the email vote of the Board to hire American Grounds Landscaping to replace the previous landscaper; seconded by Dan Nicolaison. All in favor. Motion carried. The new company has already installed seasonal flowers at the entrance and mulch on all common areas for the budgeted cost of \$5,381.00. Kevin Burger also moved to approve a bid from American Grounds to replace the dead begonia plants in the center median and trim the badly overgrown ligustrum tree in the front roundabout for a cost of \$6,225.00; seconded by Dan Nicolaison. All in favor. Motion carried. Some owners asked if in the future they can make arrangements with the landscaper to install flowers/mulch at their homes when the Association is done. The company normally only does commercial properties, but the Board will ask them.

OLD BUSINESS

Front Entrance: Lisa DePace reported that the entry gates and all signposts were painted. Reflectors will be installed on the gates. The new landscaper is giving a quote for the second phase of landscaping which is the guard house and sides of the entrance and exit. Phase three which is the areas by the signs will be done last after the sign renovations are completed. Kerri Brooks reports that the contractor has been working on various options for the column refurbishing. David Ofstein who is on the ARB committee felt that the columns need to be cleaned so they are all the same and then new material be tested before any new stain is applied.

There being no further business before the Board, Dan Nicolaison moved to adjourn; seconded by Kevin Burger. All in favor. Motion carried. The meeting was adjourned at 7:33 PM.

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