

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING OCTOBER 30, 2023 7:00 PM**

A meeting of the Board of Directors was held on Monday, October 30, 2023, 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, Florida. 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; 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 7:01 PM.

**MINUTES:** Kevin Burger moved to approve the minutes of the August 15, 2023, meeting; seconded by Chuck Bencomo. All in favor. Motion carried.

**FINANCIALS:** Kerri Brooks read the cash status stating that as of October 30., 2023, there is \$123,865.53 in the operating accounts and \$107,304.67 in the reserve accounts for a total unaudited cash status of \$231,170.20.

### **OLD BUSINESS**

**Front Entry Maintenance Project:** The Board reviewed several proposals for the remaining work needed at the front entrance. Dominic Peri moved to approve the proposal from Superior Remodeling in the amount of \$47,726.00 to fix the electrical, replace the sign tile with travertine paint the walls and install new backlit letters as well as to paint the entry gates, and repair and stain all the columns; seconded by Lisa Depace. All in favor. Motion carried. Kevin Burger moved to accept the proposal from Floyd Fence in the amount of \$12,500.00 to replace all the existing, original aluminum fencing with same; seconded by Dan Nicoliason. All in favor. Motion carried.

**Sewer Issues:** Dan Nicoliason moved to accept the proposal from Top Dog to repair a sewer line clogged and damaged by roots for a cost of \$8,375.00; seconded by Kevin Burger. All in favor. Motion carried.

**Tree Removals:** Kevin Burger moved to approve the bid from Branch Manager to remove three dead or diseased trees as needed for a cost of \$6,900.00; seconded by Dan Nicoliason. All in favor. Motion carried.

**Pedestrian Gate:** A discussion ensued regarding the installation of a pedestrian gate at the front entrance. The cost would be \$5,498.00. There has been mixed feedback from the owners as to the pros and cons of this project. Dominic Peri moves to table this project; seconded by Dan Nicoliason. All in favor. Motion carried.

### **New Business**

**Special Assessment:** The Board agreed a special assessment was needed in order to pay for outstanding items such as the front entrance maintenance, the sewer work and tree removals as well as to reimburse the reserve fund for the money spent to do that maintenance work. Chuck Bencomo moved to pass a special assessment in the total amount of \$163,276.00 or \$922.50 for the Mediterranean Homes and \$1,056.39 for the Estate Homes; seconded by Dominic Peri. All in favor. Motion carried. The Board agreed to allow owners that need it, three monthly payments due December 2023, February 2024 and March 2024 of \$307.50 for the Mediterranean Homes and \$352.13 for the Estate Homes. Anyone with special circumstances or a hardship can also contact the Board through management for other arrangements.

2024 Budget: The Board reviewed the proposed 2024 Budget. Lisa Depace explained the Association was able to change insurance carriers in order to prevent a very large increase. However, the irrigation equipment and gate system are not covered. Therefore, the 2024 budget includes new reserves for those items. Dominic Peri moved to accept the 2024 Budget as presented with a quarterly increase for the Mediterranean Homes to \$778.43 and the Estate Homes to \$891.41; seconded by Lisa Depace. All in favor. Motion carried.

Security: Lisa Depace reported that the Broward Sheriff's office will be performing extra patrols and has installed the required signage in order to make arrests for trespassing. BSO will attend the next meeting.

Next Meeting: The Parkland Fire Department will be attending the next Board meeting to discuss a universal entrance master opener needing to be installed at all gated communities.

ARB: Owner Ilan Cohen volunteered to assist with the ARB committee with legal items, getting permits, meeting with officials, etc. as he has a lot of experience in this area. The Board will check with the Association's attorney and advise the ARB committee as well.

There being no further business before the Board, Dominic Peri moved to adjourn; seconded by Lisa Depace. All in favor. Motion carried. The meeting was adjourned at 8:40 PM.

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