

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING APRIL 27, 2022 7:00 PM**

A meeting of the Board of Directors was held on Wednesday April 27, 2022, 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, Florida. Those Board Members present were Lisa DePace, President; Barry DeRose, Vice President; Kevin Burger, Treasurer and Charles Bencomo, Director. Dominick Peri, Secretary was absent with prior notice. Present from RMC were Kerri Brooks and Marie Palombi.

Kevin Burger moved to keep all officers the same as the previous year; seconded by Chuck Bencomo. All in favor. Motion carried.

**MINUTES:** Chuck Bencomo moved to approve the minutes of the December 6, 2021, meeting; seconded by Kevin Burger. All in favor. Motion carried.

**FINANCIALS:** The Board reviewed a spreadsheet breakdown of the expenses spent and pending to date for the front entry and guardhouse maintenance projects. The project has used \$34,180.30 of the reserve account and the current balance of that account is now \$6,961.92. The amount needed to complete the front entrance maintenance is \$162,000.00 which equates to approximately \$1,000.00 per owner. The Board agreed that it is important to refund the reserve which is mostly depleted and agreed to add another approximately \$200.00 per owner for that purpose. The Board discussed payment options for the owners and agreed to allow them to pay in two payments in June 2022 and August 2022 so that the special assessment would not be due at the same time as the quarterly assessment. The special assessment vote will be added to the next Board meeting agenda and owners will be given 14 day notice of the vote.

### **OLD BUSINESS**

**FPL:** Lisa DePace moved to approve the contract from FPL to replace all the current street light fixtures with new LED versions; seconded by Chuck Bencomo. All in favor. Motion carried. The Board agreed to use a 4000 color temp light with 6750 lumens as recommended by JP Electric and to use the traditional Carriage style fixture with side panels.

**Designer:** Kevin Burger moved to ratify the Board email vote to hire Daniela Pagano Arch Design LLC to provide the Board with two renderings for options for the front entrance at a cost of \$2,200.00; seconded by Chuck Bencomo. All in favor. Motion carried.

**Guardhouse:** The Board reviewed a revised bid from Hartzell Construction to complete the needed work at the guardhouse for a cost of \$8,364.00. After reviewing the specifications, RMC will make sure new outlet covers, installation of a bathroom light fixture and prime and painting the exterior of the guard house are included. Kevin Burger moved to approve the bid from Hartzell with the revisions added for the same price of \$8,364.00; seconded by Chuck Bencomo. All in favor. Motion carried.

**Front Entrance:** The Board reviewed the revised contract from Hartzell Construction to complete the needed maintenance on the front sign, columns, fencing and lighting. The quote includes a new flag pole for \$700.00 but the Board already has a contact for a flag pole so that amount can be deducted. They agreed Hartzell can install the pole and the new light for it. The Board also discussed the option of adding the stack stone to be used on the sign and guard house on the top bands of the columns at the front entrance and around the gates. RMC will check the cost with Hartzell. Chuck Bencomo suggested Hartzell look into using Volt Lighting which is a local company that uses brass LED fixtures. Lisa DePace moved to accept the bid from Hartzell for a cost of \$116,265.40; seconded by Barry DeRose. All in favor. Motion carried. The Board agreed to sign the contract now as long as the adjustments are agreed to by Hartzell and if the work can be done after the completion of the guardhouse.

**New Business**

Meetings: The Board agreed that the next meeting will be on May 16, 2022 and a 14 day notice will be sent to the community so that the Board can vote to approve a new, updated paint color palette as well as a special assessment that will cover the remainder of the front maintenance project and refund the reserves.

There being no further business before the Board, Kevin Burger moved to adjourn; seconded by Lisa DePace. All in favor. Motion carried. The meeting was adjourned at 8:44 PM.

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