

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING AUGUST 30, 2021, 7:00 PM**

A meeting of the Board of Directors was held on Monday, August 30, 2021, 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, Charles Bencomo, Director and Dominick Peri, Secretary. Present from RMC were Gary and Marie Palombi. Lisa DePace welcomed owner Marc Harris. Lisa DePace opened the meeting at 7:10 PM and turned the chair over to Gary Palombi

**MINUTES:** Kevin Burger moved to approve the minutes of the July 26, 2021, meeting; seconded by Barry DeRose. All in favor. Motion carried.

**FINANCIALS:** Gary Palombi presented the cash status stating that as of August 30, 2021, there is a total of \$106,615.63, in the various Operating Cash Accounts and \$94,453.94, in the Cash Replacement Accounts, making an un-audited cash status in the amount of \$201,069.57. The Board briefly reviewed the Account receivables. Gary remarked that one owner has been turned over to the Association's attorney for collections.

**PROPERTY REPORT:** Gary Palombi reported that various work orders have been sent over to Landscape Managers and all have been or are in the process of being handled. The Annual tree trimming is in process of being completed. Gary stated that some owners have been asking about Oak tree trimming. Gary explained that this year is only palm trees. Numerous first, second and final violation letters have been sent out. Gary reported that the ongoing issues with residents parking on the wrong side of the street and owners using the doggie stations as trash containers has not been resolved.

### **OLD BUSINESS**

**Guard House Repairs:** Lisa Depace stated that South Florida Construction has all the permits and is moving along with the guard house repairs. The interior work has begun, and South Florida Construction is working on bringing all the electric in the guardhouse up to code. Lisa stated that the Board will need to decide what type of awning they would like to put up. Some of the newer communities are using retractable sunshades, so it will only need to be opened if it is raining. It also will help in the event of a hurricane, as it will not have to be removed. A brief discussion ensued, and the Board agreed to have RMC gather some information on this option so a decision can be made at the next meeting.

**Doggie Stations:** Lisa De Pace stated that there is an ongoing situation with residents using the dog waste stations as trash containers and abusing the courtesy the Association provides with the doggie bags by taking handfuls of them, causing the Association to have to purchase an exorbitant number of doggie bags. Following a lengthy discussion, the Board agreed to increase the cleanup service from once to twice per week for an addition cost of \$120.00 per month. Lisa noted that a line item for doggie bags may need to be added to the 2022 budget.

**Storm Drains:** Chuck Bencomo stated that the storm drains at the entrance are still not draining. Gary presented a proposal from Top Dog industries to do a thorough cleaning of the four curb inlets at the entrance. This will involve plugging off the pipes at the outfall, pump down the system and cleaning all attached lines from the outfall to the curb inlets in this area. The cost is \$3,959.00. Top Dog will record the lines to the lakes to inspect and will provide a report of the condition of the drainage. Following a brief discussion, Chuck Bencomo moved to approve the proposal from Top Dog; seconded by Dominick Peri. All in favor. Motion carried.

**Computer System:** Lisa DePace stated that John DiMenna from Applications by Design has been out to assess the existing system at the guard house. Windows 7 O/S is at the end of its life and no longer receives any support from Microsoft, which leaves the server vulnerable to attacks and increases the risk to all the data, which is now being stored on the on-site server. SAS Lite, which is the access control software is obsolete and unsupported by ABDI and as such cannot be expanded. John strongly recommended that the system be updated to Windows 10 with a remote hosted cloud which will protect the data and allow an app system where an owner can send a request to allow guests/vendors in through their phones that is automatically sent to the guardhouse computer. The preliminary cost to upgrade the software and move over to a remote hosted cloud is \$3,150.00, with a recurring monthly fee of \$175.00. The other option would be to replace the on-site server, with all of the information being backed up to the server and upgrading the software at \$9,600.00, with no monthly fee. ABDI will be sending over a formal proposal for the Board to review. Chuck volunteered to meet with John to go over the options so the Board can proceed with the best option. It was agreed that at the next meeting, the Board can make an informative decision. Lisa thanked Chuck for spearheading this project.

**Sales:** Gary Palombi reported that there were three sales since the last meeting, 6815 NW 74 Court sold for \$815,000.00, 7325 NW 68 Way sold for \$741,000.00 and 6675 NW 75<sup>th</sup> Place sold for \$550,000.00.

**ARB:** Gary Palombi noted that the following architectural requests have been received; 7565 NW 75<sup>th</sup> Drive to install shutters, 7515 NW 65 Lane to replace their front door, 6540 NW 74 Drive to install a screened patio, 6760 NW 74 Court to install new windows and doors. All have been submitted to the ARB committee for their consideration.

The Board thanked owner Marc Harris for attending and there being no further business to discuss, the meeting was adjourned at 8:04 PM

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