

MINUTES OF THE WHITTIER OAKS BOARD MEETING DECEMBER 6, 2021, 7:00 PM

A meeting of the Board of Directors was held on Monday, December 6, 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, Dominick Peri, Secretary Charles Bencomo, Director. was absent with prior notice. Present from RMC were Gary & Marie Palombi. Lisa DePace welcomed the owners in attendance and opened the meeting at 7:04 PM. Lisa turned the chair over to Gary Palombi.

Lisa Depace introduced Ray Carter, the Project Manager from Hartzell Construction. Ray thanked the Board for inviting him to the meeting and gave a brief synopsis of his background. Ray presented the Board with his renderings of how the front entrance will look once all the much-needed maintenance items were completed. Ray also brought samples of various stack stone that the Board could use on the columns. Following a lengthy discussion, Lisa thanked Ray for coming and told him the Board would look at the options for the columns and would be back in touch with him. Ray left the meeting.

MINUTES: Kevin Burger moved to approve the minutes of the October 27, 2021, meeting; seconded by Lisa DePace. All in favor. Motion carried.

FINANCIALS: Kevin Burger presented the cash status stating that as of October 27, 2021, there is a total of \$74,274.39 in the various Operating Cash Accounts and \$83,330.49 in the Cash Replacement Accounts, making an un-audited cash status in the amount of \$157,604.88. The Board briefly reviewed the Account receivables. Gary stated that we still have stragglers for the 4th quarter payment. Final notices were mailed out and barcodes deactivated.

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 winter flowers and mulching has been installed and the additional landscaping work at the front entrance was underway. JP Electric adjusted the light timers for the time change and the streetlight in front of 6855 NW 75 Place was repaired.

OLD BUSINESS

Gary Palombi reported on the following:

Computer System: Lisa DePace stated that Applications by Designs will be installing the new computer and software in the guardhouse next week and then the Board can start looking into the apps to allow owners to call in their guests

Holiday Lighting: The holiday lights are up and they look good. Randy's Lighting was out to replace one strand that went out. Lisa remarked that the lights will stay lit until the end of January 2022.

Pressure Cleaning: Full Effect Pressure Cleaning completed the annual pressure cleaning project and did a very good job

Guard House Repairs. Gary Palombi stated that the correct roof tiles were delivered, however the ridge caps are on back order. We are staying on top of the roofing company to get the re-roofing completed.

Electric Gary stated that we were advised that the electric in the guardhouse has been brought up to code and the City has signed off on it. There is still some cosmetic work that needs to be finished off and Ray from South Florida Construction informed us that he will be out to make up the punch list and will have these items addressed.

Interior: The flooring was installed, and the bathroom door was relocated. Gary stated that there is still a lot of opened items that need to be done and he is keeping on top of South Florida Construction to get the project completed.

Windows/Doors: The new windows and doors have arrived and as soon as Howard from Michael's windows gets the permit from the city, he will be in to install both.

Awning: The frame for the new sunbrella was manufactured. Once the roof tiles are installed, the Board will be able to choose which color fabric they want to use.

New Business

Pedestrian Gate: Chuck Bencomo noted that he felt having a gate between the two columns on the resident side of the swing gate, would give the community that extra sense of security, so we will know who is walking into the community. Following a brief discussion on the pros and cons of having this gate installed, Dominick moved to approve the project based on Chuck meeting with Access Masters to gather all the specifics of how it will work, how the owners will have access etc.; seconded by Kevin Burger. The vote was called with four in favor and one against. Gary will reach out to Mike from Access Masters to connect with Chuck directly, so he can get all the pertinent information back to the Board.

ARB: Gary Palombi noted that there were numerous Architectural Requests submitted since the last meeting. All have been sent over to the ARB committee and have either been approved or pending.

Miscellaneous: Lisa DePace stated that she spoke to Commissioner Bob Mayerson regarding the continual problem with trucks coming into Whittier Oaks, thinking that it was the park's entrance and destroying our sod. Lisa also discussed with him the issue with the deplorable condition of the path to the park and she is confident that both issues will be addressed.

Kevin Burger noted that the street cleaners have not been doing a good job the last few times they have been in the community. Kevin asked Gary to contact them regarding our displeasure and if it does not improve that it may be time to look at other companies.

The Board thanked the owners for attending and there being no further business to discuss, the meeting was adjourned at 8:45 PM.

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