

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING JULY 26, 2021, 7:00 PM**

A meeting of the Board of Directors was held on Monday, July 26, 2021, 7:00 PM at the Public Works Building, 6500 Parkside Drive, Parkland, Florida 33067. Those Board Members present were Lisa DePace, President; and Barry DeRose, Vice President; Kevin Burger, Treasurer and Charles Bencomo; were present via Telephone conference. Dominick Peri: Secretary was absent with prior notice. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace opened the meeting at 7:10 PM and turned the chair over to Kerri Brooks.

Lisa DePace welcomed owners, Stephanie Haltiwanger, Lori Miquel, Danielle & Adam Frija, Ilan Cohen and David Ofstein.

**MINUTES:** Lisa DePace moved to approve the minutes of the November 2, 2020, meeting; seconded by Barry DeRose. All in favor. Motion carried.

**FINANCIALS:** Kerri Brooks presented the cash status stating that as of July 26, 2021, there is a total of \$127,543.19 in the various Operating Cash Accounts and \$104,710.40, in the Cash Replacement Accounts, making an un-audited cash status in the amount of \$232,253.59. Kerri stated that the Account receivables are slightly higher, since it is the first of a quarter, however RMC is monitoring these.

**Property Report:** Kerri Brooks 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 summer flowers and light mulching was done, and the landscaper has been treating for the weeds. With the amount of rain that we have been getting, this is an ongoing project. On the positive side, the rain has helped with the lake levels. Branch Managers is trying to schedule the annual trimming, unfortunately the rain has put everyone behind. Whittier Oaks will be done as soon as possible. The City of Parkland cut back the tree that was causing the shadow on the entrance sign and took care of the landscaping at the Terramar Park entrance across from the guardhouse. Kerri went on to report that the sidewalk repairs were completed, and Shenandoah was out and cleaned out some of the storm drains.

**Guard House Repairs.** Lisa Depace stated that the Board has reviewed the roof replacement proposals from DMI Roofing at a cost of \$14,750.00, Southern Coating at \$16,265.00 and Praxis Industries at \$9,800.00. The Board unanimously agreed to approve the proposal from Praxis to replace the roof. The roof tiles have arrived, and we are just waiting for the permits. Lisa Depace also noted that the electric in the guard house was in very bad shape and not up to code. Proposals were received from Action Electric at a cost of \$12,225.00 and South Florida Contractors at \$10,800.00. The Board unanimously agreed to have South Florida contractors move forward to bring the electric in the guardhouse up to code. Lisa also noted that the interior of the guard house is in shambles and disarray. Proposals were solicited from Hartzell Construction at a cost of \$27,300.00 and South Florida Construction came in at \$17,800.00. The Board approved South Florida Construction to make the repairs to the interior guard house. Their proposal includes the repainting of the exterior of the guard house using the paint color Pelican Tan from Sherwin Williams. The final portion of this maintenance project will be to replace the windows and doors with hurricane rated ones. The Board reviewed proposals from SCI General Contracting at \$13,700.00 and Michael's Windows at \$10,239.00. The Board agreed that Michael's Windows would be the best company to do this project. The cost for the windows and doors will be \$10,239.00. Lisa noted that as with everything, the wait time to get materials is much longer than pre-COVID and we are looking at hopefully sometime in October for the doors and windows to be replaced. Lisa DePace stated that she will be looking at flooring, counter tops and cabinetry for the guard house. The Board thanked Lisa for taking the reign on this.

Following a very lengthy discussion between the owners present and the Board, Kevin Burger stated the Board needs to be able to handle the business at hand and questions from the residents should be held until the end of the meeting. Kevin Burger moved to approve the interior, window, roof and electrical proposals to confirm the fact that the Board has voted and approved these four contracts via email and the purpose of tonight's meeting was to validate those votes; seconded by Lisa DePace. All in favor. Motion carried. Lisa DePace suggested getting an excuse our appearance sign up at the guard house so perspective buyers will know that the guard house is being renovated. It was also brought to the Board's attention that the flag is worn. Marie Palombi stated that we would have it replaced once the exterior painting is completed.

Lisa DePace thanked Lori Miquel for her time and help with this project and that it was appreciated.

**Doggie Stations.** Lisa DePace stated that we are still having an ongoing problem with keeping up with them. Residents are using the doggie trash containers as personal trash containers, filling them with pizza boxes, six pack of beer containers, and therefore they are overflowing because people are using them as personal trash containers. We are also going through doggie bags much too often. The Board talked about their options to try and eliminate this problem and one suggestion was to install a sign at each of the stations and another was to go from one time a week to twice per week. Lisa remarked that increasing the service will be an additional cost. The other was to change out the stations to ones that have an opening big enough to allow for doggie bags only to be dropped in. Marie Palombi stated that she would look at other stations and will send them to the Board.

**Guards:** Chuck Bencomo brought to the Board's attention a situation he has had with the guards letting people into the community, without checking their ID or having prior permission from the owner. Chuck stated that this is a serious issue that needs to be addressed with the security company. Kevin & Lisa remarked that they have never experienced this problem, and just the opposite, they have been asked for their ID's whenever they had to use the guest side. Chuck also stated that not only is the issue with the guards not checking the ID's, but the other concern was also that anyone can easily walk into the community. Chuck asked what the Board thought about installing a gate between the two columns, which would be a deterrent to outsiders walking into the community. Kevin Burger stated that we had a gate in the past and you needed to have the code to get in. However, it was continually being broken and/or vandalized and was subsequently removed. Chuck noted that should the Board decide to investigate installing another gate there, that having a camera pointing directly at that entrance would allow us to see who the offenders are. Chuck noted that his main concern was the safety of the residents. Lisa agreed with Chuck, however, this would increase the security line item and owners would need to know that it will affect their maintenance fees. Lisa stated that we would speak to APB Security to ensure that all guards are aware of the protocol.

Lisa DePace noted that a lot of the communities are going to an app system where an owner can send a request to allow their guests/vendors in through their phone, which automatically goes to the guard's computer. It also provides the address and directions to the home, which will expedite the flow of cars coming in. Lisa stated that it would be worth getting bids on this program.

The Board thanked everyone for attending and there being no further business to discuss, the meeting was adjourned at 9:20 PM

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