

MINUTES OF THE WHITTIER OAKS BOARD MEETING JUNE 23, 2022, 7:00 PM

A meeting of the Board of Directors was held on Thursday, June 23, 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; Dominick Peri, Secretary and Charles Bencomo, Director. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:05 PM.

Lisa DePace introduced BSO Deputies Carty and Adams who were present to answer any questions. The deputies explained that they have not been instructed to ticket cars parked on the swales on Hillsboro during construction at Terramar Park. They do ask people to move, and cars should not be blocking the sidewalk. They suggested contacting the City of Parkland or the DOT to no parking signs with arrows like what use to be there. The deputies also reported there were two homes broken into in Ternbridge, where the power was cut to the home and then the house was accessed through the sliding glass doors. BSO offers additional checks/monitoring for people's homes when they are on vacation if they contact them and advise.

MINUTES: Chuck Bencomo moved to approve the minutes of the April 27, 2022, meeting; seconded by Kevin Burger. All in favor. Motion carried.

FINANCIALS: Kerri Brooks read the cash status stating that there is \$102,088.27 in the operating accounts and \$81,593.48 in the reserve accounts for a total unaudited cash status of \$183,681.75.

OLD BUSINESS

Guardhouse: Kerri Brooks reported that the majority of the work at the guardhouse is completed and only the awning and new flagpole needs to be installed. Fortunately, due to issues with the roofing contractor, such as wrong tiles and wrong color mortar, the Association paid much less than the cost of the new roof. Lisa DePace explained that the Board will be looking into having the roof stained/painted to correct the wrong color.

Renderings: Lisa DePace stated that renderings from the design architect were available at the meeting for owners to look at and provide feedback to the Board after the meeting.

Awnings: The Board reviewed color options for the guardhouse awnings and agreed to wait until a decision on the roof is made.

Parking: Illegal parking continues to be an issue in the community and is dangerous for everyone. The Board agreed a more aggressive approach to enforcing the rules is needed. After a brief discussion, Lisa DePace moved to begin with a first warning of a soft sticker (only partially glued) followed by a heavy sticker as a second notice and finally barcode deactivation for continued offenders; seconded by Dominic Peri. All in favor. Motion carried. The policy will be put on the Association website and an email blast will be sent to owners before enforcement starts. The Board will also investigate having the guards hand out the parking rules to guests.

New Business

Insurance: Lisa DePace reported that the Association's insurance agent quoted an increase in premiums of 70%. The Board bid out the policies and found a new agent who could insure the Association with a new carrier for a savings of \$4,500.00 per year. Unfortunately, this premium increase is not covered in the current budget and the difference will need to be collected in a special assessment as well as adding to future budgets.

Security: The current security guard company has been having issues with finding and keeping quality officers for the current amount they are charging the Association. They provided a proposed increase for services. The Board also received bids from two other companies and agreed to have them give a presentation to the Board via zoom before deciding which one to hire. The Board agreed that if they must pay more for the service, it should not be to the current company who has had numerous negative service issues over the years. Lisa DePace explained that the contract with the current company specifically states that Sal would remain at Whittier Oaks should a change occur. There are residents that have sent in praise for another guard, Tamara, and the Board will see if she can move to the new company as well. Lisa DePace reminded everyone that the cost increase for security is not in the current budget and the difference will need to be collected in a special assessment as well as added to future budgets.

Software Programs: The Board briefly reviewed the proposals from ABDI for access software programs. Following a brief discussion, the Board agreed that they would like to get a little more information and possibly meet with John from ABDI before making any final decision on this.

Gate Timer: The Board received a quote from Access Masters to install a gate timer that will automatically close the metal entrance gates at night and open them in the morning for a cost of \$381.48. Chuck Bencomo moved to approve the bid; seconded by Lisa DePace. All in favor. Motion carried. The resident side will still open when a bar code is read, and the guards will still be able to open them for guests.

Tree Trimming: The Board reviewed tree trimming bids. Kevin Burger moved to accept the lowest bid from Branch Managers; seconded by Lisa DePace. All in favor. Motion carried. Unfortunately, due to weather the trimming may be done later this year with an anticipated start date of late July, beginning of August. The Board agreed to send an email blast to owners when the date is known.

Paint: The Board reviewed the new paint schemes that the ARB committee presented. David Ofstein, the chairperson of the ARB committee explained the process that took place to come up with what he felt was a cohesive set of paint colors that eliminates the similarity and provides a lot of options for the residents. Following a lengthy discussion, Lisa DePace stated that there is a 14 day hold to adopt a new paint pallet so we will be sending out a notice with the proposed paint colors to all the owners as to when the meeting will be held.

There being no further business before the Board, Kevin Burger moved to adjourn; seconded by Dominic Peri. 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.