

MINUTES OF THE WHITTIER OAKS BOARD MEETING OCTOBER 27, 2021, 7:00 PM

A meeting of the Board of Directors was held on Wednesday, October 27, 2021, 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, Florida. Those Board Members present were Lisa DePace, President, Kevin Burger, Treasurer and Dominick Peri, Secretary. Charles Bencomo, Director and Barry DeRose, Vice President were absent with prior notice. Present from RMC were Gary & Marie Palombi.

Lisa DePace welcomed the owners in attendance and opened the meeting at 7:05 PM. Lisa turned the chair over to Gary Palombi.

MINUTES: Kevin Burger moved to approve the minutes of the September 29, 2021, meeting; seconded by Lisa DePace. All in favor. Motion carried.

FINANCIALS: Gary Palombi presented the cash status stating that as of October 27, 2021, there is a total of \$106,699.84 in the various Operating Cash Accounts and \$82,218.72 in the Cash Replacement Accounts, making an un-audited cash status in the amount of \$188,918.56. The Board reviewed the account receivables. Gary remarked that there are still a few owners that have not sent in their October quarterly payment. RMC reached out to these residents and all in all the account receivables are in good shape.

2022 BUDGET: The Board reviewed the 2022 proposed budget with the few adjustments that were discussed at the September meeting. Lisa Depace stated that the Terramar Master Association passed their budget with no increase for this coming year. Following a brief discussion, Kevin Burger moved to approve the 2022 proposed budget as presented; seconded by Dominick Peri. All in favor. Motion carried. Gary Palombi stated that a copy of the budget will be mailed to the owners with their 2022 coupons.

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. Gary noted that once again, we have had damage to the sod in the entrance circle from trucks coming into Whittier Oaks in error. The company was notified and will pay the cost to replace the sod. The doggie stations are being cleaned two times a week and it seems to be making a difference. The drains in the entrance continue to work perfectly. Full Effect Pressure cleaning will be starting the annual pressure cleaning of the community on November 2, 2021, and an email blast was sent to the owners. Randy's Holiday lighting will be installing and turning on the holiday lights on November 16, 2021. Gary also noted that JP Electric took care of the broken landscape lights in the two islands and the streetlight in front of 6855 NW 75 Place is on schedule to be repaired.

OLD BUSINESS

Awnings: Lisa DePace reported that she met with Francisco from Awninglux, Inc. to determine what the best awning would be for the guard house. The Board reviewed the proposal and following a brief discussion, Dominick Peri moved to approve the bid from Awninglux to remove the existing awning and install a new frame and new fabric Sunbrella at a cost of \$2,900.00; seconded by Lisa DePace. All in favor. Motion carried. Lisa stated that once the roof tiles are installed, we will meet with Francisco again to provide him with three fabric colors to choose from.

Guard House Repairs: Lisa Depace stated that the original roof tiles that were delivered were not the right color. South Florida Construction has ordered the correct ones and as soon as they come in, they will finish putting the new roof on and will be removing the pallet of tiles that are in the front entrance. The interior work in the guard house is still a work in process. Gary Palombi stated that Michaels Windows have gotten the windows and doors in and once the permit is signed off, they will start the installation.

Roadways: David from All County was out to inspect the streets and noticed approximately six areas that have excessive wear most likely from heavy vehicles. At this time, David noted that it was not necessary to incur an expense to have these repaired; however should they start getting worse, the Board will need to address it. David also noted that the remaining community roadways appear to be in great shape with only normal wear and tear, oil stains etc. The estimated life expectancy of the roads is at least ten years or more, with perhaps minor repairs here and there being done.

Computer System: Gary Palombi stated that John from Application and Designs is working on the upgrades to the guard house computer's hardware and software, however we are looking at a least three to four months before any transition will be done.

NEW BUSINESS

Landscaping: Lisa DePace met with Cecilia from Landscape Managers to go over the plan for the winter flowers and mulching. Due to the construction work being done, Lisa noted that the amount of winter flowers and mulching needed will be adjusted due to the construction. Lisa stated that Cecilia also provided proposals to install sod to close and reduce the tree beds on the exit side of the entrance; to remove various hedges on the exit side and install sod, and to remove certain hedges and shrubs and add additional sod in these areas to create a neat, updated look. This additional planting is a part of the overall plan for the front entrance. The Board reviewed the five proposals and following a lengthy discussion, Dominick Peri moved to approve the landscaping project at a cost of \$7,005.00; seconded by Lisa DePace. All in favor. Motion carried.

Front Entrance: The entrance is thirty years old; the lighting is not up to code and the columns and fencing are deteriorating. The Board reviewed three proposals to repair all the electrical wiring, so it is up to code, upgrading and adding additional light fixtures from the street to the gates, re-stucco and paint all the columns as well as both monument signs. Adding stack stone on the ID walls in decorative boxes on the fronts of the columns and on the guardhouse up to the window elevation to prevent water intrusion, to install all new fencing and install a free-standing flagpole and flag. The initial proposal came in between \$88,000.00 to \$120,000.00. Dominick Peri moved to approve the bid from Hartzell Construction; seconded by Kevin Burger. Following a brief discussion ensued. Kevin Burger questioned how this will be tied into the special assessment and if the Board could approve a bid without ensuring the monies are available for the project. Following a brief discussion, Dominick Peri amended his motion to approve Hartzell Construction's bid with the condition that the contract is not awarded until the Board has all the final numbers in, to be able to determine the cost for the entire project so that a special assessment can be passed to fund the project. Lisa DePace stated that when the signs are done the Whittier Oaks emblems will be removed. The question was raised if they can be relocated to either the guard house or the swing gates. The Board agreed that this will be addressed.

ARB: The following architectural requests were received: 6720 NW 74 Court is installing new windows and 7515 NW 65 Lane, is putting in a screen enclosure. Both are pending the ARB committee's approval.

Miscellaneous: A discussion ensued regarding the deplorable condition of the pedestrian pathway across from the guard house going to the park. Lisa DePace stated that the pathway is owned by the city and agrees that it is a potential safety and trip hazard. RMC will reach out to the city to put them on notice regarding this situation.

There being no further business to discuss, the meeting was adjourned at 8:18 PM

Respectfully Submitted, The Whittier Oaks Board of Directors.