

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING SEPTEMBER 12, 2022, 7:00 PM**

A meeting of the Board of Directors was held on Monday September 12, 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 7:49 PM.

The Board agreed to allow owners with issues to address the Board before the meeting. Owner Jackie Suli questioned the status of parking enforcement and garbage cans left outside. RMC ordered parking stickers which are on backorder. As soon as they are received a notice will be sent to the community and all illegally parked vehicles will be stickered. Violation letters are also sent out to owners with cans that are not concealed. Owner Judy Quinn reported that she has been having problems with the guard, Sal interrogating her visitors and guest. The Board will speak to him and explain that any questions of a personal nature are not appropriate. The owner also agreed to call in her guests prior to their arrival so there should be no need for questions. Owner Lori Miguel explained to the Board that she met with a paint specialist at Sherwin Williams who felt the new suggested color palette has no contrast and gathered some different combinations she wanted to meet with the ARB and Board to discuss. She also stated no one at Sherwin Williams ever spoke to or worked on Whittier Oaks. David Ofstein, the ARB Chairperson explained in depth the role of the committee and how they came up with the colors now being suggested. Kerri Brooks noted that the Sherwin Williams rep they met with was Jessica Ocasio. Owner Adam Frija thanked the ARB and Board for making improvements with the palette but felt that the trim colors could still use more variety.

**MINUTES:** Kevin Burger moved to approve the minutes of the June 23, 2022, meeting; seconded by Barry DeRose. All in favor. Motion carried.

### **NEW BUSINESS**

**Paint Palette:** Lisa DePace moved to accept the paint palette as presented by the ARB Committee; seconded by Dominic Peri. All in favor, except Barry DeRose. Motion carried. The new palette will be on the website and a notice will be sent to all owners with the new color schemes.

**Pressure Cleaning:** Kevin Burger moved to approve a bid from Full Effect Pressure Cleaning in the amount of \$6,000.00; seconded by Dominic Peri. All in favor. Motion carried. The Board agreed this company did an excellent job last year and the cost was only \$200.00 more this year. This is also a budgeted item.

**Flowers/Mulch:** Dominic Peri moved to approve the bid from Landscape Manager to install winter plants and mulch in the common areas for a total cost of \$7,498.00; seconded by Lisa Depace. All in favor. Motion carried. The Board agreed to have a full mulch installed instead of just a topcoat and to use the brown mulch again. This is also a budgeted item.

**Planting:** The Board reviewed a proposal from Landscape Manager to fill in sod and plants at the island on 73<sup>rd</sup> Street. The island would match those in the community that were already filled in. Barry DeRose suggested just completing the existing Arbutus Hedge and not using the Begonia plants as they died in that area previously. Dominic Peri moved to accept the bid for a total cost of \$1,352.80 with changes noted; seconded by Chuck Bencomo. All in favor. Motion carried. The cost will come from Landscape Other.

**Dog Waste Bags:** Lisa DePace reported that the cost of dog waste bags throughout the community is skyrocketing, and it has been added as a budgeted line item. The Board briefly considered removing the bag holder and just keeping the trash cans but agreed that providing bags makes the chance of people using them to pick up after their pets much greater.

## **Old Business**

**FPL Box:** Lisa DePace presented a bid to wrap the FPL box with images of green shrubbery at the front entrance like the ones done in many cities nearby, such as Boca Raton, Deerfield, and Coconut Creek. The cost would be \$2,601.70. After a brief discussion the Board agreed to hold on this topic. They felt it was a lot of money to spend on a box that does not belong to the Association and can be changed at any time by the utility companies. It was also suggested to see if any local schools would have art students that could paint it for community hours or class credit.

**Security/Access Software:** The Board reviewed quotes from two new security guard companies, USA Priority and Hawkeye. The current security company, APB has increased their contract almost 20% effective immediately. Both new companies quoted less than the increase APB and both will take on current guards Sal and Tamar. Kevin Burger moved to accept the bid from USA Priority for a total cost of \$142,500.00; seconded by Dominic Peri. All in favor. Motion carried. RMC will send a thirty-day cancellation notice to APB and deduct the cost to repair the guardhouse damages from the last invoice. Lisa DePace explained that both security companies felt that the automated access software was not cost productive for a community the size of Whittier Oaks. Since there is not a tremendous back up at the guard house, it is not a necessary additional monthly expense.

**Awning:** Dominic Peri moved to approve the guardhouse awning color in black; seconded by Kevin Burger. All in favor, except Chuck Bencomo. Motion carried.

**Street Lights:** Kerri Brooks reported that Whittier Oaks is on schedule for new FPL LED street light fixtures to be installed throughout the community. This will save the community significant costs in electricity going forward as well as repair costs as FPL will fix them going forward.

**Front Entrance:** Kerri Brooks reported that the company the Board planned to use for the front entrance maintenance work cannot start until 2023. The Board, based on that and feedback owners at the last meeting, has decided to meet with new contractors to tweak the design and get a better start date. David Ofstein felt the Board must hire a professional designer to give a plan for the front entrance and not spend an exorbitant amount of money just to fix what is there.

**Landscaping Contracts:** Lisa DePace reported that the Board received quotes from new landscape companies and is waiting for one more. All are significantly more money than the Association is currently paying. She also reminded all owners that the contract is for basic service and that any owner who would like more detailed service or service for special, customized plantings must hire their own vendors for that.

**Parking on Hillsboro:** Lisa DePace reported that she spoke to the City about vehicles parking on the grass in front of the community entrance and they stated that the cones will be left up until the construction is done which should be very soon.

There being no further business before the Board, Kevin Burger moved to adjourn; seconded by Chuck Bencomo. All in favor. Motion carried. The meeting was adjourned at 8:50 PM.

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