

MINUTES OF THE WHITTIER OAKS BOARD MEETING SEPTEMBER 29, 2021, 7:00 PM

A meeting of the Board of Directors was held on Monday, September 29, 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 and Charles Bencomo, Director. Dominick Peri, Secretary was absent with prior notice. Present from RMC were Gary & Marie Palombi. Lisa DePace welcomed the owners in attendance and opened the meeting at 7:10 PM. Lisa turned the chair over to Gary Palombi.

MINUTES: Kevin Burger moved to approve the minutes of the August 30, 2021, meeting; seconded by Lisa DePace. All in favor. Motion carried.

FINANCIALS: Gary Palombi presented the cash status stating that as of August 30, 2021, there is a total of \$89,496.33 in the various Operating Cash Accounts and \$95,757.03 in the Cash Replacement Accounts, making an un-audited cash status in the amount of \$185,253.36. The Board briefly reviewed the Account receivables. Gary Palombi reported that one owner who was with the Association's attorney brought their account current.

2022 BUDGET: The Board reviewed the proposed 2022 budget work sheet line by line item. Gary stated that the only increase in the administrative section is the insurance. Lisa DePace stated that it is most likely that this increase will be continuing to go up. Lisa DePace asked RMC to contact their insurance agent to get a more definitive number on the increase. Landscape extras was lowered but Lisa thought it should be the same as last year, as it includes all the annuals, mulching and any other incidental plantings that may be needed. There is an increase in gate attendant which has not been increased in the last three years. Lisa also questioned if we were funding enough for the paving reserves. Gary stated that there is a projected life expectancy of at least another eight years-or longer, so it should be okay. Following a brief discussion, the Board agreed to leave the funding of the roads as is. The Board also agreed that the electrical repair line item is not necessary since there is a repairs/maintenance general line item. Lisa DePace remarked that if the Board votes tonight to go with the updating of the computer system, there will be a monthly cost of \$175.00 for hosting it in the cloud and that \$1,500.00 could be put against that line item. Lisa also suggested adding a line item for the doggie stations so the Board can keep track of this cost. The Board agreed that due to the insurance and cost of living increases, the maintenance fees will need to be increased to about \$33.00 per quarter for the estate side and \$29.00 per quarter for the Mediterranean side. RMC will look into the above, make changes and put the budget in the proposed format so it can be approved by the Board at the October meeting.

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 Annual tree trimming is completed, and the winter flowers and mulching will be done in November, once the weather breaks. The doggie stations are now being cleaned two times a week. A deed ride was done, and various letters have been sent to owners in violation. Gary noted that there is still the same ongoing problem with residents parking on the wrong side of the street.

OLD BUSINESS

Storm Drains: Marie Palombi reported that Top Dog was out and inspected the catch basins at the entrance. They suctioned out all the debris/rocks that were blocking the drains from the lake and the drains are working perfectly now. Marie also noted that they have provided a proposal to clean out the 28 other curb let basins and the attached drainage lines to the outfalls. The Board reviewed the proposal and following a brief discussion the Board agreed that to keep an eye on the interior community and if the same issue happens, that can be done.

Security: The Board discussed the notice from ABS Security regarding the minimum wage increase. The increase is in the budget which will cover this additional cost.

Guard House Repairs. Lisa DePace stated that interior work in the guard house is underway, and the re-roofing should be started by mid-October. The new windows and doors will be installed once the roof is replaced, and the Board briefly reviewed some designs for the new Sunbrella awning and fabric colors.

NEW BUSINESS

Roadways: Lisa DePace asked RMC to have All County Paving out to give us their opinion on how much more life the roads have. They should also look at some areas that are deteriorating and report on what if anything needs to be addressed sooner than when the roads are repaved.

Computer System: Lisa DePace stated that John DiMenna from Applications by Design provided a proposal to upgrade the existing antiquated computer and software at a cost of \$3,565.50. Chuck Bencomo met with John and Access Masters and provided a brief synopsis regarding his discussions with both companies and what down the road could be done regarding the cameras and security gates. Following a brief discussion, Kevin Burger moved to approve the contract from ABDI to upgrade the server and software at the guardhouse using the cloud; seconded by Chuck Bencomo. All in favor. Motion carried. Lisa noted that as there is a monthly fee to use the cloud, we will need to add a line item to the budget for this. The Board thanked Chuck for all his work.

Holiday Lighting: The Board reviewed the two proposals for this year's holiday lighting. JM Holiday lighting came in at \$7,490.00 and Randy's Holiday Lighting is a \$6,333.00, with a three-year contract. Following a brief discussion, Kevin Burger moved to approve the proposal from Randy's Holiday Lighting with the 10% discount by signing a three-year contract; seconded by Lisa DePace. All in favor. Motion carried.

Sales: Gary Palombi stated that the one sale since the last meeting was 6805 NW 75 Court, which sold for \$674,900.00.

ARB: Gary Palombi noted that the following architectural requests were received; 7515 NW 65 Lane is replacing their front door, 6640 N.W 74 Drive is installing a screened patio, 6635 NW 75th Place is installing a new garage door. All three have been approved. 7590 NW 75th Drive is installing a generator and this approval is still pending.

Miscellaneous: Kevin Burger mentioned that the streetlight in front of 6855 NW 75 Place is out as well as a few of the landscaping lights on the island on 75th Place. Gary stated these will be taken care of.

The Board thanked the owners for attending and there being no further business to discuss, the meeting was adjourned at 8:04 PM

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