

## **MINUTES OF THE WHITTIER OAKS BOARD MEETING MAY 28, 2025, 7:00 PM**

A meeting of the Board of Directors was held on Wednesday, May 28, 2025, at 7:00 PM at the Parkland Library, 6620 University Drive, Parkland, FL. A Zoom conference was online for owners who could not attend to view the meeting. Those Board Members present were Lisa DePace, President; Chuck Bencomo, Vice President/Treasurer; Barry Derose and Clive Gillanders (via zoom). Marc Harris, Secretary, was absent with notice. Present from RMC were Kerri Brooks and Marie Palombi. Lisa DePace called the meeting to order at 7:00 PM.

**MINUTES:** Chuck Bencomo moved to approve the minutes of the March 31, 2025, meeting; seconded by Lisa DePace. All in favor. Motion carried.

**FINANCIALS:** Kerri Brooks read the cash status stating that as of May 28, 2025, there is \$161,112.11 in the operating accounts and \$217,121.58 in the reserve accounts for a total unaudited cash status of \$378,233.69. All owners who have not paid have had late fees assessed and those past due over 60 days have had their gate access devices deactivated. Four owners were turned over to the attorney for collection action.

### **OLD BUSINESS**

**Gate Device:** The Board received a mandate from Broward County to install an access device called Click2Enter which allows instant access for all emergency entities. The Board received two quotes and had ASAP Gates install the device at a cost of \$3,595.32 to be in compliance.

### **New Business**

**Landscaping:** Lisa DePace moved to accept a bid from Covenant to install seasonal flowers and mulch at the front entrance for a cost of \$4,250.00; seconded by Chuck Bencomo. All in favor. Motion carried. The yearly tree trimming is in the second of a three-year contract with Branch Managers for a cost of \$39,000.00. The work will be done in July. The Board received a proposal from Danny's Landscape to update the landscaping around the guard house. They agreed to table the matter until they have time to review. Finally, the City of Parkland permit to remove the diseased Oak tree in one of the medians was approved and closed with the new tree being installed at the front entrance.

**Holiday Lights:** the Association is in the second year of a three-year contract with Rizzo's Holiday Lighting to install the holiday lights for a cost of \$5,850.00. The deposit of \$2,925.00 is due now and the Board approved paying it.

**Signs:** There are four traffic signs in the community that need to be replaced. Chuck Bencomo moved to approve a bid in the amount of \$385.20 from Fast Signs to provide the signs and to pay Sal \$25.00 per hour to move the old one and install the new ones.

**Internet:** The Board agreed to look into replacing AT&T as the internet provider at the guardhouse after a recent outage went on for days with no customer service help. Chuck Bencomo suggested the Board consider having two providers so if one goes down the guards can still use the phone and access software.

**Trash:** RMC will make sure the guard, on trash days, move the trash can to the other side (right side) of the exit so it is picked up by the trash company.

**Air Conditioner:** The Board agreed to accept a maintenance proposal from Action Electric, the company that installed the current guard house ac unit for a cost of \$349.00 per year. Three times per year they will clean the unit, clear the lines and change the filters.

**Violations:** The Board instructed RMC to send an email to the community looking for a volunteer to fill the open position on the Grievance Committee. There is one owner who promised to paint their driveway months ago and still has not complied. The Board agreed if still not done, to send them a legal letter.

There being no further business before the Board, Lisa DePace moved to adjourn; seconded by Chuck Bencomo. All in favor. Motion carried. The meeting was adjourned at 7:30 PM.

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