

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC., HELD ON MONDAY, SEPTEMBER 19, 2011 AT 7:00 PM AT THE PUBLIC WORKS BUILDING

A meeting of the Board of Directors was held on Monday, September 19, 2011 at 7:00 PM at the Public Works Building. Present from the Board of Directors were Lisa DePace, President; Carol St. Aubin, Vice President; Joe Rusinowski, Director; Barry DeRose, Director; Marc Harris, Director; and Dominick Peri, Director. Kevin Burger, Treasurer/Secretary was absent with prior notice. Present from Residential Management was Mark McKnight, Property Manager, Marie Palombi and Rita Barrett.

BROWARD SHERIFF'S OFFICE INFORMATION BRIEF;

Chief Stoner was present and reported that there were six calls over the last year and that all of these incidents were on vehicles that were unlocked. He reiterated, especially with the holidays just around the corner, how important it is for residents to lock their car doors and to always be vigilant about what is going on in their neighborhoods and especially to report any out of the ordinary or suspicious behavior to the police.

Chief Stoner encouraged everyone to stay informed through the new Cyber Visor Program. By registering at www.sheriff.org/cybervisor you can sign up and receive emails and text messages regarding various topics that may affect your neighborhood.

The Board thanked Chief Stoner for taking the time to come to the meeting

CALL TO ORDER

Mark McKnight called the meeting to order at 7:05 PM.

MINUTES

Carol St Aubin moved to approve the minutes of the August 15, 2011 meeting as presented. Seconded by Barry DeRose. All in favor, motion carried.

FINANCIALS

Mark McKnight stated that as of September 16, 2011 the cash operating account has a balance of \$34,746.11 and the cash replacement accounts have a balance of \$120,220.13 for a combined un-audited cash status as of September 16, 2011 of \$154,966.24.

The Collection Status Report from Kahan/Shir was reviewed and discussed. Mark McKnight stated that there are currently several owners on a monthly payment plan, four in a stipulation agreement with the Association and approximately seven homes that are in foreclosure. Mark also reported that payment in full has been received for 7590. Lisa Depace stated that the Association is continuing aggressive collections on these accounts. Carol St Aubin stated that it was very helpful getting the Attorney Collection Report along with the Board Packages.

Mark McKnight stated that Rita Barrett was present to review the proposed 2012 Budget. Following a line by line item review, Rita Barrett stated that she would make the necessary changes and would forward it back to the board for the final approval. Lisa Depace stated that the 2012 Budget will be approved at the October meeting.

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OLD BUSINESS

SECURITY

Lisa DePace reported that she has contacted Prestige Security to make sure the roving patrol for Halloween night is secured. Lisa stated that since Halloween falls on a school night, she scheduled the patrol from 6:00 PM to 10:00 PM. Mark McKnight also remarked that Prestige is keeping the swing gates opened until 11:00 PM. A brief discussion ensued regarding the numerous times the gate company is called out to put one of the gate arms back on. Dominick Peri stated that the guards are supposed to be doing this, which would keep the expense down. Mark McKnight was asked to contact Lenny at Prestige to have him instruct his guards on how to do this. A brief discussion also ensued regarding the protocol that the guard follows if someone hits the gate. Lisa DePace stated that the guard on duty is to contact Lenny immediately, Lenny is to review the tape to see who did it and all the information needs to be given to RMC so that the appropriate individual can be billed for the costs involved.

LANDSCAPING

Joe Rusinowski stated that the Ficus hedges are looking very sparse due to the white fly disease which is running rampant. Joe stated that he did not feel that the current product is doing the job. Lisa DePace stated that she has used Felicione Pest Control and has had great success. Carol St Aubin also suggested having the Landscapers cut the tops of the Ficus rather than trimming the sides which would permit more growth. Lisa DePace suggested that RMC obtain a proposal from Nick Felicione Pest Control for the treatment of the white Fly. Mark McKnight stated that the weed and feed was just done and hopefully that will help enhance the chemicals that were used to treat the white fly.

A brief discussion ensued regarding the annual plantings. Carol suggested not to use New Guineas, as they are expensive and do not fill in as nicely as the regular impatiens do. The Board also agreed that the annuals need to be planted, and the mulch needs to be put in the common areas no later than November 15th. Mark McKnight stated that he would contact GRC to inform them and to get us a price for both of these items.

VIOLATION REPORT

Mark McKnight stated that a detailed deed ride was done this month and that the next grievance meeting is scheduled for October 6, 2011.

LIGHTING

Joe Rusinowski stated that he has been in contact with the city about the street lights. They informed him that the street light across from the Guardhouse belongs to Whittier Oaks. Lisa DePace suggested that when the electrician is on property installing the lights that he take a look at this light pole, see where the electric is being pulled from and fix it once and for all.

NEW BUSINESS

HOLIDAY LIGHTS

Carol St Aubin suggested that this year they light up the Oak trees in the entrance rather than the palm trees. Following a brief discussion, the Board agreed and requested that RMC contact the company to find out what if any difference in cost there would be if they go with the lighting the Oaks. The company should also be informed that the lights must be lit prior to thanksgiving.

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The next meeting will be held on Monday, October 17, 2011 at the Public Works Building, which will be a regular and budget meeting.

Lisa DePace requested that RMC contact a couple of Sign companies to come out and give us a proposal on redoing the signs.

ADJOURNMENT

There being no further business before the Board, Carol St.Aubin moved to adjourn the meeting, seconded by Joe Rusinowski. All in favor. The meeting was adjourned at 8:50 PM.

Respectfully Submitted,
On behalf of the Secretary
Whittier Oaks Homeowners' Association, Inc.