

**MINUTES OF THE 2012 BUDGET/BOARD OF DIRECTORS MEETING FOR WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC., HELD ON MONDAY, OCTOBER 17, 2011 AT 7:00 PM AT THE PUBLIC WORKS BUILDING**

A meeting of the Board of Directors was held on Monday, October 17, 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, Secretary; Kevin Burger, Treasurer; Barry DeRose and Dominick Peri, Directors. Marc Harris, Director was absent with prior notice. Present from Residential Management was Mark McKnight, Property Manager, Marie Palombi and Gary Palombi.

**BROWARD SHERIFF'S OFFICE INFORMATION BRIEF**

Chief Stoner was present and reminded everyone present that with the holidays just around the corner, how important it is for residents to keep their garage doors closed and to lock their car doors. He reminded everyone to always be vigilant to what is going on in your neighborhood and to report any out of the ordinary or suspicious behavior to the police. Chief Stoner encouraged everyone to stay informed through their new Cyber Visor Program. By registering at [www.sheriff.org/cybervisor](http://www.sheriff.org/cybervisor) you can sign up and receive emails regarding traffic information, upcoming events, security issues and safety tips. Chief Stoner stated the Sheriffs office will provide routine inspections of anyone's home if they are planning on going out of town, all you have to do is contact the office and inform them of the dates you will be out of town.

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

**GOOD AND WELFARE**

There was one owner present to discuss a violation notice received.

**MINUTES**

Joe Rusinowski moved to approve the minutes of the September 16, 2011 meeting as presented. Seconded by Carol St Aubin. All in favor, motion carried.

**FINANCIALS**

Mark McKnight stated that as of October 14, 2011 the cash operating account has a balance of \$100,086.64 and the cash replacement accounts have a balance of \$124,229.67 making a combined, un-audited cash status of \$224,316.31.

The Collection Status Report from Kahan/Shir was reviewed and discussed. Mark McKnight stated that the present delinquent amount of \$112,825.55 includes \$43,355.63 from the current quarter, so the actual outstanding balance is at \$66,266.92.

Gary Palombi stated that we need to get better control of the rentals/resale's within the community. Unfortunately, there is no language in the Association's documents that allows the Association to perform background checks or put an application process in place.

The Board discussed several items that need to be added to the documents. Gary Palombi suggested that each Board Member email him their ideas and then a work shop meeting could be held to go over them. Once a cohesive list is formed it can be sent to the Association's Attorney. Gary stated that any changes to the documents will require a vote of the membership.

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**2012 BUDGET**

Joe Rusinowski moved to approve the 2012 Proposed Budget as presented; seconded by Dominick Peri. All in favor. Motion carried. Joe stated that he would like to compliment Rita Barrett of Residential Management for doing a great job on the budget. The Board agreed. Carol St. Aubin asked that on the line item for Landscaping - tree trimming that Rita add "Palm Trees only in 2012."

**OLD BUSINESS**

**SECURITY**

Lisa DePace remarked that she felt that the guards are doing a good job and if the Board approved, she would like to allocate \$250.00 for holiday bonuses this year to be divided between the guards. The Board all agreed.

**LANDSCAPING**

Gary Palombi stated that two proposals were received for the annual plantings and also for mulching of the common areas. Grass Roots Covenant's quote is \$2,625.00 and Southern Comfort's quote is \$2,887.00. Following a brief discussion regarding the type of flowers to use and the color of mulch, Kevin Burger moved to approve GRC's proposal to install 500 Begonias and Gold mulch; seconded by Carol St. Aubin. All in favor. Motion carried. Gary Palombi stated that as in the past, he will donate an additional 100 flowers again this year. Lisa DePace thanked Gary for the additional plants. Carol St. Aubin requested that this planting be completed before thanksgiving.

A discussion ensued regarding adding some additional planting at the front entrance. Carol St. Aubin moved to approve the additional planting at a cost of \$975.00; seconded by Dominick Peri. All in favor. Motion carried.

Mark McKnight stated that the current company treating the Ficus for White Fly has not been very effective and he solicited four additional companies to bid the job. The Board reviewed the proposals received and following a brief discussion, Carol St. Aubin moved to send Hoffer Services a thirty day cancellation notice and to approve Nick Felicione Pest Control's bid at a cost of \$1,673.00; seconded by Barry DeRose. All in favor. Motion carried. Carol remarked that this bid was the lowest price with the longest warranty.

Lisa Depace recommended sending out an e-mail blast to the residents informing them about the white fly problem and suggesting they contact either their own pest control company or if they don't have one they can contact Felicione Pest Control to get a price to treat the ficus hedges on their property.

**SIGNAGE**

Gary Palombi stated that he met with another sign company to get a proposal to refurbish the front entry sign.

Mark McKnight reported that the Association's insurance company has mandated that "No Swimming Signs" be installed along the lake as well installing an "Automatic Entry Gate" Sign at the front entrance. Mark stated in order to prevent the insurance from lapsing he purchased signs which will be installed. The Board agreed that the "No Swimming Signs" will be installed with green wooden posts.

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**VIOLATION REPORT**

Mark McKnight stated that another deed ride was done this month and that numerous first and final notices have been mailed out.

**LIGHTING**

Mark McKnight stated that the electrician was out this month and installed the additional lighting on the island by the guard house. He also fixed the street light in front of the guard house and a few lights that were out in the community.

**HOLIDAY LIGHTS**

Mark McKnight reported that we have contacted CDI enterprises regarding the possibility of lighting the Oaks rather than the palms this year. Mark stated that the cost to do the Oaks would run \$3,385.00 compared to the contracted price of \$2,159.65 for the Palms. Mark stated that the original cost for the palms was \$2,559.65, however, since there is one less Palm tree, the price was reduced \$400.00. A brief discussion ensued. Dominick Peri moved to have the Palm trees lit rather than the Oaks; seconded by Carol St. Aubin. All in favor. Motion carried. Dominick suggested that Mark contact the company to see if perhaps they can add some lighting at the gates or entrance sign for that additional \$400.00. The Board Members all agreed. Lisa DePace stated that she would like to see the trees lit prior to Thanksgiving.

**NEW BUSINESS**

Mark McKnight stated that there are two proposals to repair the guard house, Special Forces and Hartzell Construction, both at a cost of \$3,750. The Board reviewed both proposals and following a brief discussion, Dominick Peri moved to accept Special Forces's proposal on the condition that the proposal includes painting the guard house using elastomeric paint with the color choice of the Board.

Kevin Burger remarked that he would like to discuss the feasibility of opting out of the Master Association. He felt that Whittier Oaks has no input and is not getting anything from them for the exorbitant amount of money paid. Dominick Peri stated that during the time he was President he never saw a break down of all the expenses that the fees go toward. Lisa Depace stated that the Lakes are in horrible shape and we have been after the Master Association for months to get them under control with no success. Gary Palombi stated that he will confer with the Association's legal counsel to get a legal plan of action on succeeding from the Master and will get back to the Board.

A brief discussion ensued regarding the free papers that are delivered and usually end up strewn throughout the community. RMC was asked to contact Coral Springs Forum to stop this delivery.

The next meeting will be held on Monday, November 14, 2011 at the Public Works Building.

**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.