

WHITTIER OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MARCH 13, 2007, 7:00 P.M.
CARRIAGE HOMES CLUBHOUSE

BOARD MEMBERS PRESENT:

Richard French
Bud Roon
Melissa Heller
David Ofstein
Carol StAubin
Ron Kent
Dominick Peri

The meeting was called to order at 7:05 p.m.

The members of the Board introduced themselves to the members present.

Richard French thanked the 2006 Board of Directors for all their work and contributions to the neighborhood.

Dominick made a motion to approve the minutes of the February 5, 2007 minutes. Carol seconded the motion and all approved.

Dominick Peri made a motion to approve the 2007 Annual Members Meeting minutes. Carol seconded and all approved.

There was no old business.

David Ofstein made a motion to appoint Scott Ofstein to the ACB. The ACB members for 2007 are: Scott Ofstein, Allison O'Mara and Linda McConville

Melissa Heller asked Cindy to invite Mark Weissman to the next meeting.

The areas of the community where hurricane debris was stored still has some dead grass. Since it was placed on private property by the community members, the board agreed that it should be replaced by the association.

David made a motion to approve 2 pallets of sod for the hurricane damaged grassy areas. Melissa seconded the motion and all approved.

The painting of Neal Margo's home was discussed. Since there are other homes with three colors on them in the community and some are similar to the colors that Neal has, the board asked Cindy to have his case removed from the hands of the attorney.

Melissa made a motion to withdraw the Neal Margo case from the association attorney. Ron seconded the motion and all approved.

Melissa made a motion to hire John Bono, CPA to do the end of the year audit. Dominick seconded the motion and all approved.

Cindy will reconcile the income and expense statement for next month's meeting.

At the next meeting we will address staggered terms for the Board so the entire Board isn't changed at one time.

Cindy will purchase a new sign for the board meeting notice.

Cindy will get white, if possible, or yellow foam sleeves for the gates.

We will take a look behind the Mediterranean Homes and see what needs to be done where three trees were removed.

Melissa mentioned the ruts that were in the bank of the lake behind the homes in her area. Cindy will get with Innovative and take a look at that area. Cindy had a concern that sprinklers would not get to that area and the grass will not live.

Carol asked that Cindy get a quote to improve the gate system that we already have which will include replacing the track as well as fixing the operator box so that it does not come off easily. We will also get a quote to have the gates cleaned.

The meeting was adjourned at 8:40 p.m.