

**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR WHITTIER OAKS
HOMEOWNERS ASSOCIATION, INC., HELD ON MONDAY, OCTOBER 25, 2010, 6:30PM
AT THE PUBLIC WORKS BUILDING**

A meeting of the Board of Directors was held on Monday, October 25, 2010, 6:30 PM at the Public Works Building. Present from the Board of Directors were Dominick Peri, President; Kevin Burger, Secretary/Treasurer; Lisa DePace, Vice President/Director; Joe Rusinowski, Director and Mario Bick, Director. Present from Residential Management were Mark McKnight, Property Manager and Ron Merkler, Assistant.

BROWARD SHERIFF'S OFFICE INFORMATION BRIEF;

There was no report from the Broward Sheriff's Office this month.

GOOD AND WELFARE

There were no questions asked or comments offered from the members present.

Prior to the meeting the Board reviewed the proposed 2011 Budget. Each line item was reviewed and discussed. The topic of increasing the tree trimming amount in the budget to include sufficient funds to cover the annual trimming of the palm and hardwood trees were discussed.

There was a discussion regarding reducing the quarterly assessment fees in the proportionate amount from the cancellation of the Cable contract and redirecting those funds to the Paving Reserve in an attempt to avoid a Special Assessment for paving in the future.

CALL TO ORDER

Dominick Peri called the meeting to order at 7:51 PM.

MINUTES

Kevin Burger moved to approve the minutes of September 20, 2010 as presented; seconded by Lisa Depace. All in favor. Motion carried.

FINANCIALS

Mark McKnight read the cash summary report stating that the cash operating account has a balance of \$87,332.82 and the cash replacement account has a balance of \$84,672.08 for an un-audited cash status as of October 25th, 2010, of \$172,004.90.

Mark also reported that the delinquencies were at \$90,410.31, of which \$22,000.00 is due from the current month. Mark reported that there are 14 mortgage foreclosures, 3 bankruptcies, 6 Association collections and 1 current stipulation agreement. Lastly, 11 homeowners have elected to pay their maintenance fees on a monthly basis. After reviewing the delinquencies, the Board requested updated information from the Associations attorney on the recent foreclosure. The Board also stated that accounts more than 90 days delinquent will not have gate calling privileges. Therefore, vendors and guests will need to be met at the gate.

OLD BUSINESS

Annual Planting

Proposals from two Landscaping Companies were submitted to the Board for their review, one from Grass Roots and one from Southern Comfort. Mark McKnight stated that Southern Comfort's bid was for the removal of all existing plant material, to add topsoil and fertilizer, plant 900 New Guinea Impatiens for \$2,700.00 and to plant four Plumeria trees at the entrance signs for \$720.00, making a total cost for the Landscape project of \$3,420.00.

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PAGE 2

Mark stated that Grass Root/Covenant's bid for the same scope of work was \$3075.00. Mark further stated that neither bid included mulch. The Board instructed RMC to contact both vendors to add mulch to their proposal. The Board agreed that they would like to have this project done before Thanksgiving. The Board also requested a third proposal be obtained. Mark McKnight informed the board that Gary Palombi would be donating an additional 100 plants to the community as he did last year. Once the revised and additional bids were obtained, the Board would make their decision.

Security Cameras

Mark McKnight announced that security cameras were installed and are up and running.

Website

Kevin Berger stated that a volunteer in the community had completed a number of updates for the Community Website, however she had to return to college before they were able to be uploaded onto the website. Mark McKnight stated that in the interim, Residential Management will continue to update changes to the website.

NEW BUSINESS

Comcast

The Board made a motion to have Association's Attorney review the Comcast agreement for a legal opinion on "Right of Access".

Audit

The Accounting firm of Gerstle & Rosen has submitted a proposal to prepare the yearly tax return and audit at a cost of \$3,400.00 with a retainer of \$1,500.00 due by December 31, 2010. The Board asked Mark McKnight to contact Scott Halperin to see if he would be interested in submitting a proposal.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned