

WHITTIER OAKS HOMEOWNER'S ASSOCIATION, INC.
C/O Residential Management Concepts, Inc.
20540 Country Club Blvd. Suite 101
Boca Raton, FL 33434
954-426-0151 Fax 954-426-0645

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS HOMEOWNER'S ASSOCIATION HELD ON MONDAY, MAY 17, 2010 AT THE PUBLIC WORKS BUILDING AT 7:00 P. M.

The minutes of the Board of Directors meeting of Whittier Oaks HOA held on Monday, May 17, 2010.

Those present were Dominick Peri, President, Lisa DePace, Vice President; Kevin Burger, Secretary, Larry Jaffe, and Joe Rusinowski, Directors and Mario Bick, Director and Melissa Heller, Treasurer. Also present from Residential Management were Mark McKnight and Anne Reyes.

Prior to beginning the meeting, Chief O'Connell from BSO was in and gave out a newsletter about new equipment being used, that neighbors should have a vacation watch and also hurricane season is approaching. He also stated that Parkland is # 1 in lowering the crime in the area.

A Good and Welfare Session began:

Carol St. Aubin stated that a tree that was at the sign has died and would it be replaced?

Lisa DePace stated that she had spoken to Gary and that due to transplanting of this tree and the cold spell it may need time to come back.

Carol St. Aubin also stated that it seems bugs are eating the trees.

The Board stated that there was no plan of action at this time as to replacing the trees but they would discuss it.

It was stated that Gary Palombi would advise and give a report on what can be done in regards to the trees and if there are bugs in them what is the solution.

Carol St. Aubin asked about the potholes and would they be cut out and repaired. It was stated that the bid to do the entrance last year was about \$18,000.00. The Board did not discuss or decide to do the whole community. A discussion in regards to the roads and repairs ensued.

A resident asked about a discussion that he had heard about removing some trees and putting an area for parking. A discussion ensued and Dominick Peri explained that they were just going to make plans for an area to move the guards' cars.

PAGE 2.

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS
HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 17, 2010**

Dominick Peri called the meeting to order at 7:20 P.M.

MINUTES:

Mario Bick moved to waive the reading of the April 19, 2010 Board meeting and to approve as presented; seconded by Kevin Burger. All in favor. Motion carried

FINANCIALS

Mark McKnight stated that as of May 17, 2010 the cash operating account had a balance of \$94,244.04 and the cash replacement account had a balance of \$78,442.08. This makes an Unaudited total of \$172,666.12.

The delinquent accounts total was \$75,234.17 of which \$55,508.97 was over ninety days old.

OLD BUSINESS

TREE TRIMMING – Mark had three proposals to trim 35 selected hardwoods and 613 Palm trees.

The proposals were from Grass Roots in the amount of \$12,400.00; Tri County Landscape bid the hardwoods at \$42.00 per tree and the Palm trees at \$22.00 per tree which totaled \$14,956.00 and a third bid from Southern Comfort Tree Service at a cost of \$14,800.00.

Carol St. Aubin stated that all Palms were done last year and asked if all the hardwoods could be done this year and some Palms.

Lisa DePace stated that there are coconut palms that need to be cut.

Carol St. Aubin also stated that a clean up for hardwoods in case of a storm is more costly than palms.

Dominick Peri stated that in the past all trees were done at a cost of about \$22,000.00 but each year the expense gets higher.

Tree experts have stated that it wasn't good to do hardwoods every year. A discussion about the trees and how many should be done continued.

Joe Rusinowski stated as residents are paying dues, should the Board do the trees or should residents be responsible for certain trees. He explained that the Association tree trimming started in 1998, as residents have not been taking responsibility. He continued to discuss the common areas and the cost of tree trimming. He also stated that the residents should be advised if they want trees trimmed other than those being done by the Association they could call the tree trimmer and get the cost.

Larry Jaffe stated that the residents that are paying dues should have them done and those that are delinquent should not get the benefit of having trees trimmed.

PAGE 3.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS HOMEOWNERS ASSOCIATION HELD ON MAY 17, 2010

Dominick Peri stated that the tree trimming is a maintenance issue and not a capital improvement therefore it should be done.

Also discussed were the problems of losing trees if there is a storm and the replacement of trees. If maintenance is cut or limited it may cause the community to not look so uniform.

A discussion about property maintenance continued.

Kevin Burger stated that the Board should decide whether to trim only the trees that they are responsible for and whether any other trees should be done.

Mario Bick stated that the Palms should be cut and the 35 common area hardwoods that are chosen.

Lisa Depace asked if we could get a bid from Phil's. It was stated that one was requested and they were to send one over but it wasn't received.

Kevin Burger moved to approve the Grass Roots proposal in the amount of \$12,400.00 to trim all the Palms and thirty five selected hardwoods in the common areas only; seconded by Melissa Heller. All in Favor ?, there were 3 no's (Lisa DePace, Joe Rusinowski and Larry Jaffe) and 4 yes's. Motion carried.

DRAINS – Cleaning of storm drains

Two proposals were received: Du All – 31 drains @ \$120.00 each Total \$3,720.00

Shenandoah – 26 out of 30 drains Total \$2,580.00

Dominick Peri stated that it has been awhile since the drains were cleaned out and they should all be done because the rains have been causing flooding on the streets.

Mario Bick moved to approve the Shenandoah bid, subject to them doing it for the quoted price of \$2,580.00 for all the work; seconded by Melissa Heller. All in favor. Motion carried.

POT HOLES – Cut out repairs

There were bids from

Driveway Maintenance - \$3,864.00

Five Star Paving \$3,950.00

Adel Paving \$3,795.00

Precise \$3,710.00

It was stated that all bids are within \$200 to \$300 of each company.

Kevin Burger stated that Driveway Maintenance had \$2.80 per square foot and it was the lowest amount per square foot but the highest bid.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS HOA HELD ON MAY 17, 2010

A discussion about the repairs ensued and why the hot patch is now needed rather than filling the holes. At this time the Board discussed repairs like this are all that is affordable at this time for the Association.

The Board discussed whether or not there were any warranties for the work.

Joe Rusinowski moved to approve Five Star for the asphalt road repairs as per the bid for \$3,950.00.

A discussion ensued as to the other bids and if they were appropriate.

Mario Bick moved to approve the Driveway Maintenance bid to do the repairs, if they put in the one-year warranty clause, in the amount of \$3,864.00; seconded by Lisa DePace. All in favor. Motion carried.

SECURITY CAMERAS – Gate House

There were some additional bids received:

	Security Camera Specialist	\$2,959.95
Access Master (4 cameras)	\$8,429.00	
Security 101	\$4,995.95	

Dominick Peri reviewed the reasons for the gate cameras due to the past incidents at the gate. A discussion about the bids for cameras ensued and also a new security guard company proposal which would provide cameras.

After the discussion Larry Jaffe moved to table the camera issue for now and to proceed with checking the contract with the present security company and see if they would meet the other security company’s proposal and include a camera system.

The Board discussed the Interstate proposal and the terms of he contract and that they would install cameras.

Dominick Peri asked Mark McKnight to speak with the current company and see if they would match the annual cost with a discount and if they would be willing to provide a camera system as the Interstate proposal.

Kevin Burger also requested that as the market is the way it is, we could ask other security companies to bid on the security and cameras as Interstate.

Mark McKnight would follow up on the additional bids and if Prestige would match the bids.

**COMCAST – pending until May 24th when a response is due from Comcast.
SPRINKLER CO. – The case was settled at \$2,750.00
WEEDS – Joe Rusinowski stated that some are beginning to disappear.**

PAGE 5

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS HOA HELD
ON MAY 17, 2010**

NEW BUSINESS

LINE OF CREDIT – Information

Dominick Peri stated that information was received on a line of credit in case of the need in the future of funds for major repairs or damages due to storms.

Mario Bick asked why didn't they go to First Southern for a line of credit.

Mark McKnight explained that Florida Community gave the best options.

The Board reviewed the line of credit and it was stated that you could withdraw as little as you wanted.

Mario Bick stated it should be put into effect in case of the need but based on not using it.

Larry Jaffe added that the Board should possibly look at other options.

Melissa Heller discussed other issues that should be considered such as the life of the credit line and the terms. Melissa Heller was concerned with the pay back as it must be paid at the end of three years.

It was stated that the Board can move forward with the review process and can also examine First Southern as it would have a two-year line of credit turning into a loan at the end of the two years.

Mario Bick would get Regions to contact Mark McKnight.

Lisa Depace asked about the sign requesting email addresses. It was stated to get a laminated one.

It was stated that the financial reports are good but some of the Board members would like a copy of the Accounts Payable and Receivables.

It was decided to email the complete financials to Lisa DePace, Joe Rusinowski, Kevin Burger and Larry Jaffe.

The next meeting would be scheduled for Monday, June 14, 2010.

There being no further business before the Board, Mario Bick moved to adjourn the meeting; seconded by Larry Jaffe. All in favor. Motion carried.

The meeting was adjourned at 8:50 P. M.

Respectfully submitted

**On behalf of the Secretary of
The Board of Directors of**

Whittier Oaks HOA