

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 20074 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 of 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.

WHITTIER OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 16, 2007, 7:00 P.M.
PARKLAND PUBLIC LIBRARY

BOARD MEMBERS PRESENT:

Dominick Peri
David Ofstein
Carol St. Aubin
Richard French
Bud Roon
Melissa Pinto
Ron Kent

Chief O'Connell attended the meeting and went over the current water restrictions. He advised the Board and members present that the police department would be fining residents who used water when they were not supposed to.

The meeting was called to order at 7:00 p.m.

Ron Kent made a motion to approve the minutes. Dominic seconded the motion and all approved.

Community member, Ellen Barnes, submitted a color to the Board that she would like to paint her home that wasn't the exact color from the color chart but was very close. The Board approved the color.

David said there was a map of the community with the home colors marked on it. Cindy will check the files that were turned over from Swift and see if it is there.

David made a motion to table the discussion on the landscaping for the north side of the Mediterranean homes until the Property Manager's Report. Melissa seconded the motion and all approved.

Having the sprinkler company come out and reset the sprinkler timers was discussed. It was decided to just put up the sign for now. Dominic will check to see if he has a list of homeowner e-mails as a way of contacting owners instead of waiting for them to go to the website.

The amendment for staggered terms was discussed.

Dominick made a motion to accept the amendment for staggered terms as it stand with revision that 3 and 4 be switched. Bud seconded the motion. After further discussion, the motion was withdrawn.

David suggested the discussion regarding the amendment be tabled until the next meeting and further information is obtained from the attorney.

Cindy will call Brian from BP Sprinklers and ask him if he is willing to come back into Whittier Oaks and do the sprinklers.

Cindy will get a couple of bids from other association attorneys so we can compare the rates, etc. Cindy explained to the Board that calls to the office of Katzman and Korr are not returned for at least a couple of days and sometimes require many calls.

David made a motion to proceed with installing the ficus behind the Mediterranean Homes at an expense not to exceed \$250.00. Ron seconded the motion and all approved.

Cindy will check the contract for the phone line.

Cindy advised the Board that she and Richard had met with Brian Archer and Nancy Bono regarding the landscaped area behind the Mediterranean Homes. Brian Archer was not too concerned with replacement of the trees that had been removed since they were actually Florida Holly that is considered a nuisance tree. He also said that we could keep the Bischofia Tree since it would help shield the light from the homes backing up to the Mediterranean Homes. Brian said the city had already replaced the trees they were responsible for and it would take time for them to grow and become a barrier for light intrusion. Since they had numerous calls from Mr. Manning, the lights on the tennis courts had been checked to make sure they were aimed properly.

Nancy walked with Richard and Cindy to discuss the four corners as you enter the community. The new oak tree that was planted under the palm tree on the southwest corner of the entrance can be moved to the area behind the Mediterranean Homes to help start an area to shield the homes from light. Brian Archer had also suggested we use the ficus bushes approved above to create a barrier between the homes and the tennis courts since the ficus bushes will grow much faster than the trees.

The bids for tree trimming were reviewed. There was a discrepancy in the tree counts even though Cindy had asked each company to go out and recount the trees. After reviewing all the bids, it was obvious that Innovative had actually given us the best price. We will ask them to lower their price to \$22,000.00.

Carol made a motion to accept the Innovative Tree Trimming bid not to exceed \$22,000.00. Melissa seconded the motion and all approved.

The ACB Committee needs a new member. Andres Pizarro had spoken to members of the Board and expressed an interest in serving on the committee if there was an opening.

Carol made a motion to appoint Andres Pizarro to the ACB Board. Dominick seconded the motion and all approved.

Cindy will ask Miguel to remove the square of concrete in the common area by Dominick's house.

Since there was no further business, the meeting was adjourned.

WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MAY14, 2007, 7:00 P.M.
PARKLAND CITY HALL

BOARD MEMBERS PRESENT:
DAVID OFSTEIN
BUD ROON
CAROL ST.AUBIN
RICHARD FRENCH
DOMINICK PERI
RON KENT

BOARD MEMBERS ABSENT:
MELISSA HELLER (WORK)

The meeting was called to order at 7:10 p.m.

Carol made a motion to approve the minutes with revisions. Ron seconded the motion and all approved

Mr. Alexander said that Neil Margo put a hedge on his property and he is going to sue the board because it is on Mr. Alexander's property and not his own. The Board advised him that was an issue between him and Mr. Margo.

Linda McConville presented a new paint color palette on behalf of the ACB. Body colors must be different on homes across the street from each other as well as on each side.

On the tree trimming contract: Must remove debris everyday, time frame for finishing.

David made a motion to top the ficus trees and thin out the underbrush but do not pull out all the exotics at this time. Carol seconded the motion and all approved.

Amendment:

Can we extend terms of board members now? Can we enact the amendment for current board members? We will have top 4 for 2 years and the other three for one year. Should we amend for only 5 proxies per person?

Broward Sprinkler: Guarantee prices. Address to be itemized. Invoice copies for homeowners. Can we suspend wet checks? We will hold on changing sprinkler companies for now.

Carol made a motion to accept the bid from Gatesystems for \$2,600.00. David seconded the motion and all approved.

Cindy will tell Gatesystems they have to get city permit, an engineer's drawing and should reduce their bid to \$10/foot off footer price and \$5/foot off track price. When the footer is done, we will run the electric conduit for the lighting.

David made a motion to table the attorney bids for another time after everyone has had a chance to read through them. Carol seconded the motion and all approved.

Cindy will check the contact for the gate attendant with regard to the 2nd line in the gatehouse.

The meeting was adjourned at 9:50 p.m..

WHITTIER OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 18, 2007, 7:00 P.M.
PARKLAND PUBLIC LIBRARY

BOARD MEMBERS PRESENT:

Dominic Peri
Bud Roon
David Ofstein
Richard French
Carol St. Aubin
Ron Kent
Melissa Pinto

The meeting was called to order at 7:00 p.m.

David made a motion to approve the minutes of the May 2007 meeting. Ron seconded the motion and all approved.

Cindy gave the financial report.

Bud made a motion to rescind the motion to hire Gatesystems to do the gate renovation. Ron seconded the motion and all approved.

Bud made a motion to hire Royce Parking g to renovate the gate for a price of \$4,634.00 including permit and engineering. Ron seconded the motion. Carol voted no. Dominic, Bud, David, Richard and Ron voted yes. Melissa was not present at the time of the vote.

Cindy will speak with Nancy regarding the tree removal and landscaping of the four corners.

Cindy will advise Katzmann and Korr to cease all violation activity.

The Board members available will interview Katzmann & Korr, Robert Kaye and David Schneid next week.

David made a motion to submit the new amendments to the community. Melissa seconded the motion and all approved.

Cindy recommended they wait another month to send out the amendment since so many people are out of town and would not be available to participate. Once the amendment is mailed out, we have 90 days from the day of the meeting to get it approved.

Cindy will ask Nancy to submit pictures of plants and a price for the four corners inside the gates and also include the area in front of the guard house.

For the next meeting, board members will submit a list of capital improvements they feel are needed in the community. Once the list is compiled, we will solicit prices and put together a long term plan to keep the community updated. Some the items to be considered will be the streets, gates, entrance signs, irrigation and gatehouse.

The meeting was adjourned at 9:00 p.m.