

WHITTIER OAKS HOMEOWNER'S ASSOCIATION, INC
C/O Residential Management Concepts, Inc.
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MINUTES OF THE BOARD OF DIRECTORS MEETING OF WHITTIER OAKS HOMEOWNERS ASSOCIATION HELD ON MONDAY, AUGUST 16, 2010 AT THE PARKLAND PUBLIC LIBRARY

A meeting of the Board of Directors was held on Monday, August 16, 2010, 7:00 PM, at the Parkland library. Those members present were Dominick Peri, President, Kevin Burger, Secretary/Treasurer, Lisa DePace, Vice President, Larry Jaffe, Mario Bick and Joe Rusinowski, Directors. Also present from Residential Management were Mark McKnight, and Anne Reyes.

Prior to the meeting beginning the monthly report from BSO was given by Deputy Khaleel. Flyers were passed out with the monthly message from the Chief and news from BSO. Deputy Khaleel discussed the recent rash of Coyote's seen in the area and stated that so far they are mainly in the Ranches and Cypress Head. He stressed to the residents to not approach these animals and to keep an eye on your pets when outside. Deputy Khaleel also reminded the owners to keep their car doors locked, to be aware of their surroundings and to report anything suspicious to the Sheriffs office.

The Board thanked Deputy Khaleel for his time.

The meeting was called to order by Dominick Peri at 7:20 P. M.

MINUTES

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

FINANCIALS:

Mark Mcknight reported that as of August 16, 2010 there was an un-audited cash status of \$189,361.36. Mark also stated that the delinquencies were at \$74,894.33, which represents thirteen mortgage foreclosures, eleven Association collections, three bankruptcies, and one Association stipulation agreement. Mark remarked that there is currently eleven homeowners who are paying their dues monthly rather than quarterly.

OLD BUSINESS

Mark reported that we had obtained three bids for new cameras; Interstate Security at \$124,000.00 with a 105 month buyout, Merrill Security at \$137,000.00 with a three year buyout and Prestige Security at \$132,000.00 also with a three year buyout. Following a lengthy discussion, Mario Bick volunteered to contact the various references and RMC was instructed to get in touch with Prestige and Interstate Security to see if they could come to the next board meeting and make a formal presentation.

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A brief discussion ensued regarding the current vacancy on the Board. The Board agreed to table this issue until the next meeting.

Mark McKnight reported that 71 responses to the survey were received and that out 48-use Comcast cable which is about 30 percent of the community. Mark stated that the current bill for cable service is \$35,000.00 per year. Dominick Peri stated that per legal counsel, the Association is not obligated to provide bulk cable and that by not renewing the contract; it would save the Association considerable money. The board instructed RMC to contact Comcast to see if the Association decides to de bulk cable services what effect would it have on the homeowners.

Mark Mcknight stated that the responses' regarding enforcing street parking was very close. With 35 for and 36 against. The board agreed that before any decision is made they wanted to get more information on how the surrounding communities handle their parking issues.

NEW BUSINESS

Kevin Burger stated that Ms. Chabarek has been working diligently on the website and is in the process of doing some revisions. Kevin stated that once this is completed, she would send the board the link to review. The board thanked her for all the work that she has done with the website.

There being no further business before the Board, the meeting was adjourned at 8:10 PM

Respectfully submitted
On behalf of the Secretary
Whittier Oaks Homeowners' Association, Inc.