

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC., HELD ON MONDAY, SEPTEMBER 20, 2010, 7:00 PM AT THE PARKLAND LIBRARY.

A meeting of the Board of Directors was held on Monday, September 20, 2010, 7:00 PM at the Parkland Public Library. 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. Larry Jaffe, Director was absent with prior notice. Present from Residential Management were Mark McKnight, Property Manager and Ron Merkler, Assistant.

Prior to the meeting, the monthly report from BSO was given by Sergeant J. Tedesco who updated the community on what is going on in Parkland including several instances of crimes against persons and personal property.

She handed out the monthly flyer, which focused on how citizens communicate with the BSO using the (954) 753-5050 telephone number.

Sergeant Tedesco also reported on the Coyote problem. She stated that the situation appears to be getting better as the residents have been being proactive with taken deterrent measures. The Board of Directors thanked Sergeant Tedesco for her time and information.

GOOD AND WELFARE

No questions were asked or comments offered.

CALL TO ORDER

Dominick Peri called the meeting to order at 7:22 PM

FINANCIALS:

Mark McKnight read the Cash summary report stating that the Cash Operating account has a balance of \$40,287.83 and the Cash Replacement account has a balance of \$83,422.08 for an **unaudited** cash status as of September 20, 2010, of \$123,709.91. Mark also reported that the delinquencies were at \$69,959.33; which is comprised of 14 mortgage foreclosures, 7 Association collections, 3 bankruptcies and 1 current stipulation agreement. Lastly, 11 homeowners have elected to pay their maintenance fees monthly rather than quarterly.

OLD BUSINESS:

SECURITY CAMERAS/GUARDHOUSE CONTRACT

Representatives from both Prestige Security and Interstate Security were in attendance to give presentations of their proposals.

After the vendors left the meeting, a discussion ensued regarding the pros and cons of each contract.

Lisa Depace moved to keep prestige security and to accept the revised contract with the following conditions;

The billing rate for the first year will be reduced to 13.69 per hour, saving the community .43 per hour which equates to approximately 3756.48 annually.

New contract will commence October 1, 2010.

Prestige Security will provide security camera system consisting of 4 cameras and DVR system to be installed no later than November 1, 2010.

Prestige Security agrees that the Association will not be charged for any overtime costs

Seconded by Kevin Burger. All in favor. Motion carried.

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CABLE TV

Mark McKnight presented the Board with Comcast's penetration schedule of those unit owners receiving basic and extended services from Comcast. He further informed the Board of the proposed rate increase from Comcast from \$14.74/door to \$16.21/door. Initially Comcast was requesting a 12% increase with a seven-year term; however management was able to negotiate a 10% increase with a five-year term.

The Board discussed the pros and cons of continuing with Comcast. Kevin Burger moved to de-bulk with Comcast as of December 31, 2010; seconded by Lisa Depace. All in favor. Motion carried.

NEW BUSINESS

ASSISTANT TO PROPERTY MANAGER

RMC was asked to notify the community via email and the WOHOA website that Anne Reyes was no longer the rep handling the property for management and that Ron Merkler was now working with Mark McKnight.

LANDSCAPING

A discussion ensued regarding trees at the Association entrance. Mark McKnight presented two options for the Board to consider: Italian Cypress at a cost of \$225.00 each or Plumeria at a cost of \$140.00 each.

Following a brief discussion, the board agreed to authorize Lisa DePace to meet with Gary Palombi and decide on which species of tree to use.

RMC was instructed to obtain proposals for the fall planting and mulching. Lisa Depace requested that the holiday lights be installed before Thanksgiving.

The next meeting will be a Budget Workshop followed by the regular Board meeting to be held on Monday, October 25, 2010 at 6:30 P. M. at the Public Work's Building located at 6500 Parkside Drive.

ADJOURNMENT

The meeting was adjourned at 8:46 P.M.