

WHITTIER OAKS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 20, 2007, 7:00 P.M.
PARKLAND PUBLIC LIBRARY

BOARD MEMBERS PRESENT:

Richard French
Carol St. Aubin
Bud Roon
David Ofstein
Dominick Peri

BOARD MEMBERS ABSENT:

Ron Kent

The representative from the Broward Sheriff's Office was present at the meeting. He discussed the problem we were having in the neighborhood with graffiti. Detectives are following up with the homeowner for a peaceful resolution. Cindy advised the officer that a letter had been sent from the association. He said he could not discuss the case at this point because it was in the early stages.

The meeting was called to order at 7:25 p.m.

Carol made a motion to add Mike from Gateworks to the agenda. Bud seconded the motion and Richard, Carol, bud and Dominick voted yes. David voted no.

Mike from Gateworks spoke at length the board and members present regarding the different types of gates and operators available. He also discussed the different ways to open the gates including a speed pass type of controller, a bar code on the window and of course the clicker like we currently have. Before a decision is made regarding the repair or replacement of the gate, this will be discussed further.

Bud made a motion to approve the minutes of the July meeting. Dominick seconded the motion and all approved.

Sheila Lederman told the board her father's car had been hit by the gate arm and she felt it should be the association's responsibility to have it fixed. The board did not agree. She also expressed her dissatisfaction with the lawn service and she was also unhappy that the couple of the lights at the entrance had been out for a long time. The board told her the light on the right side of the exit would be fixed with the repair of the gate since a new electrical line had to be pulled.

The board asked Cindy to have Pete and Terry attend the next meeting.

Matt Blank complained about dog poop, the gate attendant and speeding.

The floor was closed to the members.

Bud Roon reported that he had done the walk through with Terry and Pete from IGM with regard to the tree trimming. He said it was very educational and that trees could not be trimmed now the way they could in the past. He said there were a few trees that needed additional work that they were going to take care of. We will ask Brian Archer if he will come through and take a look at the trees.

The attorney bills were discussed. Cindy said that she had contacted Katzmann and Korr several times but had not yet received a revised bill.

Melissa made a motion to pay 60% of the bills as Leigh Katzmann had proposed and withhold the other 40%. David seconded the motion and all approved

David made a motion to hire attorney David Schneid to handle the routine legal matters for the association and attorney Robert Kaye to handle the collection matters. Dominick seconded the motion and all approved.

Cindy advised the Board that Barbara Campbell's car had been damaged by the gate and Barbara had gotten 3 bids to have the repair done. Cindy also told the Board that Barbara had turned it over to her insurance carrier. The Board told Cindy to do whatever was necessary to help the insurance company process the claim so her car could be repaired. Cindy said that she had already filed a report with the association insurance company but had not given the information directly to Barbara since the association has to file the claim.

The meeting was adjourned at 9:35 p.m.