

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
January 28, 2020
Minutes

A meeting of the Board of Governors was held in the Tiebreaker Multipurpose Room at Wyndemere Country Club. The meeting was properly noticed.

CALL TO ORDER

President Paulus called the meeting to order at 3:03 p.m. A quorum was present.

INVITEES PRESENT

GOVERNORS (15)

	<u>REPRESENTING</u>
1. John Paulus	Rosemeade
2. Michael Bach	Villa Floresta
3. Marilyn Kacy	Grasmere
4. Paul Chrestensen	Mahogany Bend
5. Michael Bockrath (Alt.)	The Estates
6. Ronald Coleman	Cypress Commons
7. Cynthia Haas	Water Oaks
8. John Henderson	Mahogany Run
9. Daniel Hess	Glendevon
10. Lester LaBov	Glen Meadow
11. Buzz Pelland	Coco Plum
12. Lester Sharp	Courtside
13. Michael Shea	Villages
14. Catherine Smith	Edgewood
15. Charles Weidenfeller	Pond Apple

PRESIDENTS (9)

	<u>REPRESENTING</u>
1. Cecilia Bach	Villa Floresta
2. Donald Barter	Rosemeade
3. Susan Ferguson	Edgewood
4. Milton Haeger	Courtside
5. Sherry Hoffman	Mahogany Run
6. James Lambe	Cypress Commons
7. Robert Lazarchik	Coco Plum
8. Sandy Muther	Glendevon
9. Farrokh Zahedi	Villages

ALSO PRESENT

Heather Goodwin, WHOA Executive Director
Patty Scherry, Administrative Specialist
Michael Charbonneau, Privacy Supervisor
Susan Stanley, WCC Vice President
William Confoy, Chair, External Affairs Committee
Paul Curcio, Chair, ARC Committee
Nader Ardalan
Bill Holderby, Owner/President of Eagle Eyes UAS

DRONES

Presentation by Bill Holderby on how communities are using drones to check for painting, roofing and construction issues. They are also using them to document the current condition of association assets, which can be used to support an insurance claim in the event of a hurricane or other natural disaster. He addressed FAA requirements and discussed guidelines and suggestions for allowing pilots to fly drones in our community.

NEIGHBORHOOD REPRESENTATIVES FOR NATURAL DISASTERS

Mr. Paulus discussed emergency preparedness and the neighborhood association liaisons. He recommended that Presidents of larger associations consider having multiple liaisons.

RESILIENCY PLANNING

Mr. Ardalan gave a presentation on the sea level rise in Collier County and how it will affect Naples. His presentation included a breakdown of potential issues an 8-foot sea level rise could cause. There is a concern about potential flooding from the Collier County drainage ditch between our property and Marbella Lakes.

SUSAN STANLEY

Introduction of Susan Stanley, WCC Vice President. Ms. Stanley noted that the Club's Master Plan is being driven by their Facilities and Planning Committee. The results of a survey and discussions at Town Hall meetings indicated objections from the membership. There are two more meetings scheduled, February 24 and February 25, 2020, where new ideas will be presented, then another survey will be conducted to obtain additional feedback. A vote is planned for early April.

APPROVAL OF 11.19.19 MINUTES

MOTION by Mr. LaBov to approve the minutes of the November 19, 2019 Board of Governors meeting. Second by Mr. Weidenfeller. MOTION PASSED, Unanimous.

SPEEDING UPDATE

Presentation by Michael Charbonneau on the speeding data gathered by the Traffic Hawk since the Speeding Enforcement Policy was implemented on February 1, 2019. From February 1, 2019 to January 10, 2020, 9518 vehicles were recorded with a total of 22 speeders, which is 0.0023%, and the average speed was 23 mph. Parking issues in Coco Plum were brought up and Privacy will address this.

EXECUTIVE DIRECTOR'S REPORT

Heather Goodwin gave an overview of WHOA's 2020 projects:

Valley Gutter Repairs for Amblewood, Pond Apple & Rosemeade – The contractor has been selected, start date TBD.

LED Retrofit – The Facilities and Planning Committee voted to move forward with this project. Sample bulbs have been installed in Rosemeade, Glendevon and along Edgemere Way East for evaluation, and WHOA is planning to install 3 additional bulbs along Edgemere Way East in the next 1-2 weeks. WHOA will save approximately \$18,000 on this project by doing the work in house. Start date TBD.

West Wall – Repairs and painting tentatively scheduled for summer 2020.

Software/Website – WHOA is upgrading to a cloud-based version of their existing HOA software, scheduled to go live in March 2020. Also working on an upgraded platform for the website, go live date TBD.

WHOA REPORT

Mr. Paulus gave an overview of WHOA's financial status. He presented a proposed amendment to WHOA's Declaration regarding a new owner assessment of \$5,000 that would be due at closing. This would not apply to "Wyndemere shuffles". The assessment would generate approximately \$150,000 per year, which would be used toward infrastructure and to help lower the quarterly dues. **MOTION by Mr. LaBov to adopt a Board Resolution to approve the proposed amendment to the Declaration and authorize and ratify having the members consider it at a meeting to be held on March 17, 2020. Second by Mr. Hess. MOTION PASSED, 11-4 with Mr. Henderson, Mrs. Smith, Mrs. Haas and Mr. Shea opposed.**

TREASURER'S REPORT

Mr. Chrestensen reviewed the 2019 year-end financial reports. He also discussed collaboration with WCC to address landscape issues and encourage the renovation of aging homes.

Mr. Chrestensen presented a proposed amendment to WHOA's Bylaws to extend the time limit for a formal, certified annual audit of the Association's financial records from 120 days of the close of the fiscal year to 210. This would allow WHOA better access to the limited number of local CPAs who perform HOA audits and help save money, as the audit would be completed after tax season. **MOTION by Mr. Pelland to adopt a Board Resolution to approve the proposed amendment to the Bylaws and authorize and ratify having the members consider it at a meeting to be held on March 17, 2020. Second by Mr. Henderson. MOTION PASSED, Unanimous.**

FORECLOSURE & SUSPENSION OF GATE ACCESS CREDENTIALS – Unit 305-A

The Finance Committee has decided to proceed with foreclosing on Unit 305-A. Discussion on suspending the owners' gate access credentials, which would require them to enter the community via the visitor lane instead of the resident lane. **MOTION by Mr. Pelland to suspend the gate access credentials for the owners of Unit 305-A. Second by Mr. Henderson. MOTION PASSED, Unanimous.** The suspension will take effect once the owners have been notified.

COMMITTEE REPORTS

External Affairs: Mr. Confoy gave an overview of the Whippoorwill extension project. He and Kevin Killilea have a meeting scheduled with the County on February 29, 2020 regarding this. Jamie Robinson is now a member of the Naples Airport Authority's Technical Advisory Committee Project to be involved in the upcoming Part 150 Noise and Land Use Compatibility Study. The External Affairs Committee is looking for someone at Wyndemere who has an interest in the airport issues to attend any meetings that Ms. Robinson cannot make. Mr. Confoy provided the hotline number for reporting noise complaints.

Mr. Confoy indicated that he knows people at the County who would be willing to attend the March 17, 2020 Board of Governors meeting to discuss the drainage issues at Wyndemere, specifically the ones brought up by Mr. Ardalan in his presentation.

Landscape: Dr. Coleman gave an overview of the projects at Wyndemere. He thanked Mrs. Haas and Mrs. Smith for their assistance with the east wall landscaping project. New plants will be added to the southern half of the east wall. Front entrance planting is completed, and the committee is working on the spring color palette and plants. The center islands were enhanced by removing and replacing plants that were either too tall or at the end of their life cycle. The hanging baskets are up and look beautiful.

ADJOURNMENT

MOTION by Mr. Henderson to adjourn at 5:05 p.m. Second by Mr. LaBov. MOTION PASSED, Unanimous.