

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**March 16, 2021**  
**Minutes**

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

**CALL TO ORDER**

President Bach called the meeting to order at 3:00 p.m. A quorum was present.

**GOVERNORS PRESENT**

Michael Bach, President	Daniel Hess
Paul Chrestensen, Vice President	Georgette LeBlanc (phone)
Marilyn Kacy, Secretary	Buzz Pelland
John Paulus, Treasurer	Catherine Smith
Michael Anthony (Alt., phone)	Larry Stone
Ronald Coleman	Charles Weidenfeller
Cynthia Haas (phone)	

**ALSO PRESENT**

Ronald Drapeau, WCC President	Patty Scherry, Administrative Specialist
Ryan Cozzetto, WCC CEO	Robert Anderson
Susan McVicker, WCC Leadership Committee	Gregory Beresik
Susan Stanley, WCC Leadership Committee	Michael Gisriel
Heather Goodwin, WHOA Executive Director	Lloyd Wennlund

**APPROVAL OF 1.26.21 MINUTES**

**MOTION by Mr. Weidenfeller to approve the minutes of the January 26, 2021 Board of Governors meeting. Second by Mr. Paulus. MOTION CARRIED, Unanimous.**

**CLUB PRESIDENT'S REPORT & CONSTRUCTION PROJECT UPDATE**

Mr. Drapeau asked Ryan Cozzetto to give brief update on the Club construction project. Ryan stated that the construction is scheduled to begin on April 1<sup>st</sup>. The Club will remain open through Easter weekend, as many residents have family visiting. April 5<sup>th</sup> is demolition day, and there is a quick timeline to finish the project by January 1, 2022. Ryan asked WHOA to consider allowing construction vehicles for the project to enter Wyndemere at 6:00 a.m. instead of 7:00 a.m. and stated that no actual work would begin prior to 7:00 a.m. The main reasons for the earlier access would be to allow the crews to get things set up, improve the timeframe, and ensure the least amount of inconvenience at the front gate.

Due to the construction, the Club will be losing 50% of employee parking. Ryan asked WHOA to consider allowing temporary parking in the area across from the Club to accommodate approximately 20 cars during the work. The Club will replace any sod that is damaged and make any necessary irrigation repairs.

Mr. Hess is working on getting the area across from the Club surveyed and will have WHOA's Maintenance Supervisor mark the area for employee parking with flags/tape. He is also looking into a product to protect the grass and landscape from the vehicles entering and exiting the temporary parking area.

## **WCC LEADERSHIP COMMITTEE**

Mrs. McVicker and Ms. Stanley gave a presentation regarding the WCC Leadership Committee. They are reaching out to all Wyndemere committees to encourage members to join their committee and become more proactive in the Wyndemere community. They have researched other clubs and have designed processes to enrich Wyndemere. There are a few items that need to be completed prior to joining the Leadership Committee. Interested parties must fill out a brief profile and meet with an existing committee member. They are looking for approximately 25 people to join. The committee is planning to hold a Wyndemere Invitational in January to try to generate interest in joining and would like to have a WHOA representative on the committee.

## **PRESIDENT'S REPORT**

Discussion on proposed amendment to Article VI of the Declaration to add a section on flags. The Board discussed tabling this issue at this time. **MOTION by Mr. Weidenfeller to withdraw the proposed amendment pertaining to flags from consideration. Second by Mr. Chrestensen. MOTION CARRIED, Unanimous.**

Discussion on proposed amendment to Article VI, Section 12 of the Declaration regarding signs. **MOTION by Mr. Hess to approve the proposed amendment to Article VI, Section 12 as written and put it to a membership vote at the May 4, 2021 Board of Governors meeting. Second by Ms. Kacy. MOTION CARRIED, Unanimous.**

Mr. Bach indicated that there were two (2) departing Governors: Mr. Paulus and himself. He thanked Mr. Paulus for his nine (9) years of service on the Board. He also welcomed the two (2) new Governors: Gregory Beresik (Villa Floresta) and Robert Anderson (Rosemeade).

## **EXECUTIVE DIRECTOR'S REPORT**

Heather Goodwin gave an update on staffing. Cindy Bergland joined the WHOA team as the Assistant CAM, and Ronnie Simpson joined as an independent contractor. Mr. Simpson is an ISA Board Certified Master Arborist and will be evaluating trees for all removal requests.

A facial capture and license plate capture camera will be added to each of the exit lanes by the Gatehouse in the upcoming weeks.

## **TREASURER'S REPORT**

In August 2017, we had \$1.4 million in our two funds. This amount decreased significantly due to debris cleanup/removal after Hurricane Irma. At the end of 2018, we had a cash balance of \$600,000. After 2 years, we are 2/3 of the way to our goal of \$1 million, and we anticipate meeting that goal in 2022.

## **COMMITTEE REPORTS**

**Landscape:** The landscape at the front entrance will be disrupted during the repair of the Livingston Road wall along with the flower planters under the Wyndemere Entry sign on both sides. Replanting will occur after the wall is completed and major entry/exit of club demolition work trucks subsides. The entrance might look commercial for a few months.

**Facilities & Planning:** Mr. Pelland is working with Mrs. Wahl, Mrs. Baxter, and Dr. Coleman on the west wall project, which has been awarded to Hein Brothers. Their bid was considerably lower than the others that were received. The committee is looking at using a new color for the wall that will "pop", and the octagon logo will be replaced with the same one that the Club is presently using. Upgrading the community logo on the monument signs will also take place.

The committee is looking at the area across from the Club for parking. This would be between the main road and the lake. The Club would cover 50% of the architectural costs and the costs of the paver parking area. The landscape

would be upgraded, and a paver walkway would connect the existing walkways. They are also looking into the possibility of installing a pier for the model boat club. A survey of this area will need to be done as a first step.

The Club is working on cleaning up the excess vegetative debris that has accumulated in the maintenance area over time.

**RATIFICATION OF PREVIOUS ACTIONS**

**MOTION by Mrs. Kacy that the Board ratifies all actions taken and all resolutions adopted by the Board and its various committees from April 28, 2020 through March 16, 2021. Second by Mr. Weidenfeller. MOTION CARRIED, Unanimous.**

**OTHER BUSINESS**

Mr. Gisriel brought up a dog park for discussion at a later date. He feels that there is a great deal of interest in this and said that his wife would be interested in handling this project. Mr. Pelland indicated that the Facilities & Planning Committee had researched this extensively and decided against it. He offered to meet with Mr. Gisriel to discuss this.

**ADJOURNMENT**

**MOTION by Mr. Weidenfeller to adjourn at 4:08 p.m. Second by Ms. Kacy. MOTION CARRIED, Unanimous.**