

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**May 4, 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 Chrestensen called the meeting to order at 3:07 p.m. A quorum was present.

**GOVERNORS PRESENT**

Robert Anderson	Sandra Kent
Roger Battistella	Lester LaBov (phone)
Gregory Beresik	Georgette LeBlanc (phone)
Paul Chrestensen	Buzz Pelland
Ronald Coleman	Catherine Smith
Kathy Cosgrove (alternate)	Larry Stone
Cynthia Haas	Charles Weidenfeller
Daniel Hess	

**ALSO PRESENT**

Ronald Drapeau, WCC President	Patty Scherry, Administrative Specialist
Heather Goodwin, Executive Director (phone)	

**APPROVAL OF 3.16.21 MINUTES (TWO SETS)**

**MOTION by Mr. Anderson to approve the minutes of the March 16, 2021 Board of Governors meetings. Second by Mr. Weidenfeller. MOTION CARRIED, Unanimous.**

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

Mr. Drapeau gave a brief report on the Turf Center Project and Project 2020. Both are on schedule and also on budget. He indicated that not all members of the community were in favor of Project 2020. The final vote was 53% in favor and 47% opposed. The Club obtained a guaranteed maximum price, which was extremely beneficial, as labor and material costs have increased. He thanked WHOA for their assistance with allowing early access to the Club's contractors.

**PRESIDENT'S REPORT**

Discussion on Proposed Amendment to Article VI, Section 12 of the Declaration Regarding Signs: **MOTION by Mr. Anderson to approve the proposed amendment to Article VI, Section 12 as written. Second by Mr. Weidenfeller. Of 634 total voting interests, 476 votes were needed for passage. 585 voting interests were present and voted in favor of said amendment. No votes were cast against it. MOTION CARRIED.**

Proposed Updated Resolution on Estoppels: Discussion on updating the existing estoppel form to reflect the name and e-mail address of WHOA's new Comptroller, Mercy Lamelas-Izurieta. **MOTION by Mr. Hess to approve the updated resolution as written. Second by Dr. Coleman. MOTION CARRIED, Unanimous.**

2021-2022 Proposed Additional Committee Members: Maureen Hennessey for ARC; Michael Bach (short term), Donald Barter, Hugh Robinson, and Charles Weidenfeller for Finance; Robert Anderson and Buzz Pelland for

Nominating Committee. **MOTION by Mr. Hess to approve the additional committee members as presented. Second by Mrs. Haas. MOTION CARRIED, Unanimous.**

The airport noise issue is being addressed by the formation of an ad hoc Airport Noise Committee with members from Wyndemere and two contacts from the airport (Mr. Zachary Burch and Mr. Chris Rozansky). The committee met with these gentlemen and exchanged a lot of good ideas. There was a discussion on extending the length of one of the runways and having a meeting with the tower and air traffic controllers regarding take-offs and landings.

#### **EXECUTIVE DIRECTOR'S REPORT**

New Website: WHOA is working with Vectra Digital to upgrade our website. This is tentatively scheduled for completion this summer.

Accounting Department Transition: Mercy Lamelas-Izurieta has fully assumed the Comptroller role and Suzanne Gephart has transitioned to the Assistant Comptroller position.

Palm Tree and Java Plum Trimming: All palm trees in WHOA's common areas have been trimmed in preparation for hurricane season. The Java Plum hedge along the East Wall has also been trimmed. This is done approximately every 6 months to keep the back of the hedge away from the wall and the top away from the power lines.

Marketable Record Title Act: The Marketable Record Title Act (MRTA) extinguishes a homeowner association's Declaration of Covenants, Restrictions and Easements 30 years from the recordation of the original covenants and restrictions. The Board of Governors acted on the required statement of marketable title action on November 18, 2014, and a Notice of Preservation of Covenants under the Marketable Record Title Act was recorded with Collier County on December 10, 2014. This information was presented as a formality pursuant to Florida statute.

#### **TREASURER'S REPORT**

Mr. Anderson provided a summary page for the Treasurer's Report, which gives a quick upfront view of the multiple pages of the report and is easy to understand. It is still a work in progress and will be fine-tuned as needed. WHOA's financial position is strong, and Mr. Anderson anticipates total reserves will be over \$1,000,000 by year end.

#### **COMMITTEE REPORTS**

**Landscape:** The hanging baskets will be up for the rest of the month and taken down early June. The committee is working on changing out the flowers in the front island. There is a concern that flower availability will become a problem, as demand is increasing and flowers are selling out quickly.

**Facilities & Planning:** Mr. Pelland thanked Mrs. Wahl, Mrs. Baxter, and Dr. Coleman for their work on the West Wall project. The color that has been selected is "Panda White," which will "pop" and also differentiate our wall from the perimeter wall of the neighborhood south of Wyndemere. The committee worked with a consultant to select the color.

Area Across from Club: Mr. Hess is spearheading this project.

Phase 1 – WHOA has obtained a quote to survey this area to determine ownership. Total cost is \$2,200 and will be split with the club.

Phase 2 - \$8,000+ for Landscape Architect to provide site analysis, base map preparation and conceptual design to create a walkway along the edge of the water and tie into existing walkway, install pavers for temporary parking, upgrade landscaping, and possibly install a gazebo and pier.

Phase 3 – Quote needed for construction. No set dollar amount yet, as we first need to determine ownership of the land. Dr. Coleman indicated that he believes most of it belongs to the Club, so there would be very minimal expense to WHOA.

WHOA recently received a request to revisit the possibility of having a dog park. Mr. Beresik gave a brief overview of the research he had previously done on this. There are four main concerns: location, safety, investment and maintenance. This will remain tabled for the time being.

Updating the logo on WHOA's signage, which was prompted by the Club updating the Wyndemere logo, is on schedule and is being done in conjunction with the West Wall project. In addition to updating the logos at the front entrance, north and south ends of the Livingston wall, gatehouse and WHOA building, the neighborhood monuments will be done. The Club is responsible for the monuments on Club property.

Mr. Anderson and Mr. Henderson are working with Heather on a recommendation for a new reserve study.

**ADJOURNMENT**

**MOTION by Mr. Battistella to adjourn at 4:02 p.m. Second by Ms. Haas. MOTION CARRIED, Unanimous.**