

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Special Board of Governors Meeting
July 1, 2021
Minutes

A special 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 2:03 p.m. A quorum was present.

GOVERNORS PRESENT

Paul Chrestensen (phone)	Daniel Hess (phone)
Ronald Coleman	Georgette LeBlanc (phone)
Robert Anderson (phone)	Buzz Pelland (phone)
Marilyn Kacy	Catherine Smith
Gregory Beresik (phone)	Charles Weidenfeller (phone)

ALSO PRESENT

Heather Goodwin, Executive Director

PROPOSAL TO REPAVE SERVICE ROAD & WHOA'S PORTION OF MAINTENANCE AREA

Discussion on proposal from Bradanna Inc. to repave the service road and WHOA's portion of the Maintenance Area. This is the same contractor the Club is using for the Turf Center project, and WCC CEO Ryan Cozzetto has confirmed that the unit cost is the same as theirs. For drainage and cost efficiencies, it would be best to have this work done in conjunction with the Club. Cost is \$12,622.50 for the service road and \$26,652.50 for WHOA's portion of the Maintenance Area. The Club has agreed to pay half the cost of repaving the service road, bringing WHOA's grand total to \$32,963.75. This is an unbudgeted capital/replacement expense, but there are funds in the 2021 Capital/Replacement budget that could be reallocated for this project. **MOTION by Mr. Pelland to approve the proposal to repave the service road and WHOA's portion of the Maintenance area. Second by Mr. Hess. MOTION CARRIED, Unanimous.**

REALLOCATION OF CAPITAL/REPLACEMENT FUNDS FOR REPAVING PROJECT

MOTION by Mr. Weidenfeller to reallocate \$35,000.00 from the funds budgeted for paving the Office parking lot and installing a new drain in 2021 to fund the repaving project and allow for contingencies. Second by Dr. Coleman. MOTION CARRIED, Unanimous.

CONSIDERATION OF MANAGEMENT AGREEMENT WITH AMBLEWOOD

Discussion on WHOA's concerns regarding the recent administration of Amblewood, including better communication with the Amblewood owners, improved transparency regarding Amblewood's Hurricane Irma reconstruction plan, and a renewed focus on adherence to Florida Statutes, including the "sunshine laws". Pursuant to WHOA's Management Agreement with Amblewood, the Agreement may be terminated at any time by either party by providing thirty (30) days' written notice. The Board reviewed a notice drafted by WHOA's attorney to terminate the Management Agreement with Amblewood effective August 16, 2021. The notice indicates that the termination could be rescinded if the Amblewood Board takes immediate steps to address the WHOA Board's concerns. **MOTION by Mr. Hess to send the notice to**

terminate WHOA's Management Agreement with Amblewood effective August 16, 2021. Second by Mr. Weidenfeller. MOTION CARRIED, Unanimous.

ADJOURNMENT

MOTION by Dr. Coleman to adjourn at 2:24 p.m. Second by Mrs. Kacy. MOTION CARRIED, Unanimous.