

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
February 9, 2022
Minutes

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

CALL TO ORDER

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

GOVERNORS PRESENT

Paul Chrestensen, President	Susan Dwyer
Ronald Coleman, Vice President	Daniel Hess
Marilyn Kacy, Secretary	Georgette LeBlanc
Robert Anderson, Treasurer	Buzz Pelland
Michael Anthony, Alternate	Catherine Smith
Roger Battistella	Larry Stone
Gregory Beresik	Charles Weidenfeller
Kathleen Cosgrove, Alternate	

ALSO PRESENT

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

APPROVAL OF MEETING MINUTES

MOTION by Mr. Weidenfeller to approve the minutes for the November 23, 2021, meeting. Second by Mr. Anderson.
MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Drapeau gave a brief update on the progress of Project 2020. The Tiebreaker is open now, and the board room is available for private parties and bookings. The floor is being installed in the Fitness Center, and in approximately two weeks, the equipment will be moved in. They anticipate a town hall meeting April 1, 2022, to discuss the project's entire cost, any additional costs incurred, and the status of the budget.

PRESIDENT'S REPORT

Mr. Chrestensen discussed a trial reduction in Privacy roving patrol during off peak hours. This recently started, and the purpose is to see whether the roving patrol can be reduced without affecting the level of service we provide. Costs are escalating for everything, which is reflected in our 2022 budget, and this could potentially be an opportunity for cost efficiency. If there are no issues, the Board will discuss this and determine how they would like to proceed.

A proposed New Owner Assessment was discussed. There are people on the waiting list to get into our community. In 2020, 42 units sold and 37 were new owners. In 2021, 92 units sold and 84 were new owners. By initiating a New Owner Assessment of \$4,000, this would generate approximately \$3.2 million over the next 20 years. If approved by the Governors, a 30-day notice will be sent to the Members, and the Governors will vote the interests of their respective Neighborhoods at the March 15, 2022 meeting.

Mr. Anderson indicated that initiating this assessment would provide a second source of funds to make repairs and/or replacements of items that will eventually have to be addressed, i.e., roads, valley gutters, etc. This assessment would only apply to new Owners and there would not be a fee for current Owners or Residents doing the "Wyndemere Shuffle." Other HOAs in the area are either charging a flat fee or a percentage to new Owners in their communities. To keep our community up to date as a world class community, we need to implement this New Owner Assessment. A question was

raised as to whether the money would be placed in a capital reserve fund. Mr. Anderson indicated that it would and that the funds would be identified as such. A question was also raised about applying this assessment to Non-Resident Members. It was noted that they are utilizing the club and the HOA amenities and should also be included in this assessment. Mr. Anderson said they are looking into how this could be applied to them. He also stated that Non-Resident Members are Club members but not WHOA members.

MOTION by Mr. Weidenfeller to approve the proposed amendment as written and authorize having the members consider it at the board meeting on March 15, 2022. Second by Mr. Beresik. MOTION CARRIED, 13-2, with Ms. LeBlanc and Mrs. Smith opposed.

EXECUTIVE DIRECTOR'S REPORT

Reserve Study: The site review was completed in January, and we should have a preliminary report for review in the next few weeks.

Natural Gas Survey: So far, 273 responses have been received and approximately two-thirds are in favor of installing a natural gas mainline throughout the community. The survey will run through the month of February, and the results will determine whether we pursue this project with the gas company.

Gatehouse Solutions App: Will be launching the app for our access control software soon. Residents will be able to utilize it on their phones to add visitors, view Occupants' names and access control credentials, and add or edit their phone numbers and e-mail address.

Painting of Gatehouse Interior: The interior of the Gatehouse was repainted in January to refresh its appearance.

TREASURER'S REPORT

Financial Report: Mr. Anderson provided a brief overview of the preliminary year-end figures for 2021. We are in good shape with regards to both the Operating Fund and the Replacement Fund and should have the final numbers to present at the March 15, 2022 Board meeting.

2021-2022 PROPOSED COMMITTEE CHANGES

The proposed changes include appointing Charles Larson as the ARC Committee Chair and adding Mr. Anderson to the ARC Committee.

MOTION by Ms. Cosgrove to approve the proposed committee changes as presented. Second by Mr. Beresik. MOTION CARRIED, Unanimous.

COMMITTEE REPORTS

External Affairs: A brief report from Jamie Robinson was included in the packet. The next meeting of the Technical Advisory Committee, those working on the F150 study for the FAA, and the Noise Committee members will be held at the end of March. All information and confirmed dates can be found at flynaples.com. Please continue to call the noise hotline with complaints at (239) 643-1879.

Facilities & Planning: Mr. Pelland indicated that the committee is looking into upgrading the irrigation system to allow the pumps and sprinklers to be controlled remotely. They are also researching landscape lighting for the front entrance and neighborhood monument signs as well as lighting for the walkways.

ADJOURNMENT

MOTION by Mr. Hess to adjourn at 4:00 p.m. Second by Mr. Beresik. MOTION CARRIED, Unanimous.