

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**March 15, 2022**  
**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 3:00 p.m. A quorum was present.

**GOVERNORS PRESENT**

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

**ALSO, PRESENT**

Heather Goodwin, Executive Director	James Forbing
Patty Scherry, Administrative Specialist	Robert Hielscher
Ronald Drapeau, WCC President	

**CLUB UPDATE**

Mr. Drapeau gave a brief update on the progress of Project 2020. The site and utility inspections have been completed and a temporary Certificate of Occupancy was issued on March 14, 2022. There will be a grand opening celebration on April 6, 2022, for Phase I, and they will be able to accommodate 450 people. They anticipate a town hall meeting on April 1, 2022, to discuss the project's entire cost, any additional costs incurred, and the status of the budget.

**APPROVAL OF MEETING MINUTES**

**MOTION by Mr. Weidenfeller to approve the minutes for the February 9, 2022, meeting as amended. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**

**PRESIDENT'S REPORT**

**Proposed Amendments to Article I, Section 1.30 (new), Article V, Sections 1, 7, and 13 (new) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions.** Discussion on proposed amendments. Mr. Forbing presented an alternative proposal to the proposed New Owner Assessment. His recommendation was to assess all current homeowners \$1,000, or whatever amount is necessary to replenish the reserves. This amount would be refundable when they sell their home. A \$1,000 transfer fee would be imposed to be paid by the buyer to the seller at closing, including Wyndemere shuffle transactions. In the event of a natural disaster, the then-current homeowners would be assessed the amount necessary to replenish the reserves. Mr. Hess asked if it was possible to do both this and the proposed New Owner Assessment. Mr. Chrestensen indicated that there could be a conflict. Mrs. Smith stated that if the proposed New Owner Assessment passed, the Board would need to continue to work on this issue. She suggested a gate fee for non-resident members since they are using our amenities, e.g., the roads, gatehouse, etc. Mr. Chrestensen indicated that they are looking into all possibilities and thanked Mr. Forbing for his proposal and time. **MOTION by Mr. Pelland to approve the proposed amendments as written. Second by Mr. Anderson. Of 634 total voting interests, 476 votes were**

**needed for passage. 633 voting interests were present. 591 voted in favor of said amendments; 42 were opposed (Ms. Kent - Amblewood). 1 did not vote (Mr. and Mrs. Gilberg, not present). MOTION CARRIED.**

**Privacy Roving Patrol:** A trial reduction of roving patrol is currently underway, during which there is no roving patrol between the slower hours of 10:00 a.m. to 2:00 p.m. and 10:00 p.m. to 5:00 a.m. Discussion on making this permanent. Cypress Commons has a concern that if a Resident is walking late at night and falls, they may not be found for many hours. The estimated cost saving is approximately 5% of the Operating budget. It was noted that the approximate cost per Resident to provide roving patrol during these hours is \$12.60 per month. The Board felt that more input is needed. **MOTION by Mr. Pelland to table making the reduction of roving patrol permanent. Second by Mrs. Kacy. MOTION CARRIED, Unanimous.**

**Easement:** Peoples Gas System, a Division of Tampa Electric Company, required an Easement agreement for the underground gas line and aboveground and underground necessary appurtenances that were installed from Livingston Road to the Club to provide natural gas to the Club. **MOTION by Mr. Pelland to approve the Easement agreement. Second by Mr. Beresik, MOTION CARRIED, Unanimous.**

**Utility Facilities Quitclaim Deed and Bill of Sale:** As part of the final site utility inspection for the Wellness Center, Collier County requested that WHOA sign this document. This was for the force main line that was installed by the Club and connects under Wyndemere Way just in front of the Club's entrance. **MOTION by Mr. Pelland to approve the Utility Facilities Quitclaim Deed and Bill of Sale. Second by Mr. Beresik, MOTION CARRIED, Unanimous.**

**Neighborhood Property Inspections:** Mr. Chrestensen indicated that in several Neighborhoods, property inspections are done by members of the respective Boards or ARC Committees. If any issues are found, the Owner will receive a notification letter from WHOA stating what needs to be addressed and the timeframe for completing the item(s). WHOA also follows up to ensure that the item(s) are done. This process is an effective way to address maintenance issues.

**Vision Statement:** Wyndemere Country Club's Vision Statement had not been formally adopted by WHOA. **MOTION by Mr. Weidenfeller for WHOA to adopt the Club's Vision Statement. Seconded by Mr. Beresik, MOTION CARRIED, Unanimous.** The Vision Statement is: *Preserve and strengthen Wyndemere as a premier private country club community in the Naples, FL area.*

**Mission Statement:** Discussion on changing the word "safety" to "privacy" in WHOA's Mission Statement. **MOTION by Mr. Beresik to approve this change to WHOA's Mission Statement. Second by Mrs. Kacy, MOTION CARRIED, Unanimous.** The revised Mission Statement is: *Preserve and strengthen the beauty and privacy of the Wyndemere Community by maintaining architectural controls, the common areas and the community infrastructure in a prudent fiscal manner.*

**Perimeter Walls:** WHOA will be looking at the perimeter walls to see if there are areas where improvements can be made regarding their integrity.

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

**Natural Gas Survey Update:** We received 452 responses to the survey. Two-thirds of the respondents indicated that they would be interested in connecting to a natural gas mainline if one were available in the community. As the next step, WHOA will set up a meeting with the gas company to discuss the process. Once the cost has been established, the Board will need to determine whether they would like to proceed, and if so, how the cost will be covered.

**Collier County Pump Station Emergency Power Project:** Collier County will be designing and building 14 automatic emergency back-up power systems at critical existing wastewater pump stations, including the one in our Maintenance area. An emergency diesel pump will be installed and connected at our location as part of the standby emergency equipment needed to maintain operations during a power outage. Work at this station is expected to occur intermittently through April 2022.

**Gatehouse Solutions App:** In February, the app for WHOA's access control software was launched. In addition to adding visitors, Residents can view information for their accounts, such as Occupants' names and access control credentials, and add or edit their phone numbers and e-mail address.

**WHOA Website:** WHOA's new website was also launched in February.

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

**Financial Report:** Year-end 2021 financial results were presented. The ending fund balances were \$257,310 for the Operating Fund and \$762,794 for the Replacement Fund. We had budgeted for a \$39K deficit, but the actual result was a \$3K deficit. The January 2022 financials were also presented. The ending fund balance was \$249,514 for the Operating Fund. We had \$828,531 in the Replacement Fund; this increase is not uncommon, as many projects are completed later in the year.

#### **COMMITTEE REPORTS**

**Landscape Committee:** Dr. Coleman reported that the dead Royal Palm on the north side of the front entrance will be replaced during rainy season. Also, we may be losing the Canary Island Date Palm on the south side. The plants in the center island will be replaced soon. Mr. Hess stated that he is working on a project for LED up-lighting for the front entrance, which would have a switch to activate holiday lights as needed.

**Facilities & Planning:** Mr. Pelland indicated that the committee is looking into upgrading the irrigation system. He thanked Mr. Beresik for his assistance with getting the Club to remove the items they were dumping in WHOA's portion of the Maintenance area. Mr. Beresik is working with Mr. Hess on lighting projects for the front entrance, the Neighborhood monument signs, and the walkways. The front entrance planters need to be waterproofed. Mr. Pelland noted that he has received lots of compliments on the Livingston wall and thanked Mrs. Wahl and Mrs. Baxter for their work on this project.

#### **RATIFICATION OF PREVIOUS ACTIONS**

**MOTION by Dr. Coleman to ratify all actions taken and all resolutions adopted by the Board and its various committees from March 16, 2021 through March 15, 2022. Second by Mrs. Kacy. MOTION CARRIED, Unanimous.**

#### **DEPARTING & NEW GOVERNORS**

Mr. Chrestensen thanked departing Governor Mrs. Kacy for all her time and efforts and welcomed incoming Governors Ms. Cosgrove and Mr. Hielscher.

#### **ADJOURNMENT**

**MOTION by Mr. Anderson to adjourn at 4:18 p.m. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**