

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
May 3, 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	Robert Hielscher
Lloyd Wennlund, Secretary	Georgette LeBlanc
Robert Anderson, Treasurer	Buzz Pelland
Roger Battistella	Catherine Smith
Gregory Beresik	Larry Stone
Kathleen Cosgrove	

ALSO PRESENT

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

CLUB UPDATE

Mr. Drapeau gave a brief update on the Club. The Club is experiencing a lot of pressure in various areas, such as gas and food, not to mention everyday expenses. There is a higher number of golf memberships than sports memberships and they anticipate the demand to continue. Non-Resident Members have also increased. There is presently a waiting list for golf memberships. The Club is looking into ways to protect the Resident golf and Resident sports Members, since there are more renters and Non-Resident Members who wish to utilize the Club's facilities and greens. One option would be to limit the availability to reserve tee times from 7 days in advance to 3 days for renters. Later this month, there will be a special meeting of the membership to vote on changes to Section 4.4 of the Club's Bylaws. One of the proposed changes is to move certain privileges and restrictions from the Bylaws to the Rules to allow the Board to make changes as needed.

AMENDMENT TO AGENDA

MOTION by Mr. Wennlund to amend the agenda to add approving new committee members. Second by Mr. Beresik.
MOTION CARRIED, Unanimous.

APPROVAL OF MINUTES

MOTION by Mr. Anderson to approve the minutes for the March 15, 2022 meetings (2 sets). Second by Dr. Stone.
MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Privacy Roving Patrol: The trial reduction in roving patrol during non-peak hours is still in progress. WHOA is sensitive to concerns from residents and there should be an update at the September meeting.

Resolution on Inappropriate Member Behavior: There has been an uptick in Residents and contractors mistreating our Privacy staff. Discussion on updated Resolution regarding this type of behavior. The proposed version includes Members' guests and invitees (e.g., contractors). The Board requested to change the verbiage to also include Club

employees, vendors, and guests. **MOTION by Mr. Beresik to approve the Resolution as amended. Second by Mr. Anderson, MOTION CARRIED, Unanimous.**

Assistant Maintenance Supervisor Position: Discussion on hiring a full-time assistant for our Maintenance Supervisor, Chris Christensen. Chris has a heavy workload with work orders, maintenance items, irrigation, etc. By hiring an assistant, he will be able to share some of those responsibilities. Chris is the only person who knows the irrigation and electrical systems throughout the community, and the assistant will train with him to learn these systems. The goal is for the individual to become Chris's back-up and, hopefully, his successor when he decides to retire. The funds for this position are not in the 2022 budget, but the Board believes that it is very important to pursue this. The cost of this position may be covered by Privacy savings associated with the Privacy trial. **MOTION by Mr. Pelland to proceed with hiring an Assistant Maintenance Supervisor as soon as possible. Second by Mr. Hielscher. MOTION CARRIED, Unanimous.**

EXECUTIVE DIRECTOR'S REPORT

Tree Removal Policy: Discussion on proposed Tree Removal Policy. The updated policy reflects our current practices and includes language regarding tree replacement. The Board proposed changing the tree removal criteria, which have been in place since the policy was created and adopted in 2015, to read as follows: *The final decision on whether or not a live tree can be removed or a diseased or damaged tree can be saved will be made by WHOA's Arborist, subject to approval by the Executive Committee.* This section would then include live trees, and in the event an owner disagreed with the Arborist's decision, the final decision would be made by the Executive Committee. **MOTION by Mr. Beresik to approve the proposed Tree Removal Policy as amended. Second by Mr. Hess. MOTION CARRIED, Unanimous.**

Hardwood Trimming: The trimming has been completed and the service provider adhered to the comprehensive pruning plan developed by our Arborist. We should not need to trim them again for 4-6 years. Mr. Simpson, the Arborist, will continue to evaluate the hardwoods annually for any issues.

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.

TREASURER'S REPORT

Financial Report: At this point in time, we are doing better than anticipated. Our Operating fund and Replacement fund are slowly but steadily increasing. Between both funds, we have approximately \$1.2 million.

Transfer Fee Update: To date, we have collected \$12,000 and anticipate an additional \$44,000 by the end of May.

Approval of Reallocation of Capital Budget Funds: We need to reallocate \$35,000 from budgeted capital projects to perform necessary valley gutter repairs. \$25,000 will come from funds for landscape lighting projects and \$10,000 will come from funds for the new irrigation module for monitoring and remote communications. The total capital expenses for 2022 will remain unchanged. **MOTION by Mr. Beresik to reallocate \$35,000 from budgeted capital projects to perform valley gutter repairs. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**

NEW COMMITTEE MEMBERS: Three new committee members were proposed: Susan Dwyer, Compliance; Vernon Achber, External Affairs Chair; and Joyce Alfieri, ARC. **MOTION by Mr. Anderson to approve the new committee members presented. Second by Dr. Coleman. MOTION CARRIED, Unanimous.**

COMMITTEE REPORTS

Facilities & Planning: Mr. Pelland expressed his appreciation for all his committee members and the outstanding work they are doing. The approximate cost of installing a natural gas mainline is \$2.5 million. The committee determined that this is

too expensive and will not be pursuing the project further. For the gatehouse generator, the committee has obtained one quote for engineering services and is waiting on two additional quotes.

Mr. Hielscher gave an overview of the Reserve Study that was completed by Club Benchmarking. He indicated that a common phrase in the report is “expected industry service life” and that it isn’t tailored to our community. Our roads do not require any milling or repairs, as this was completed in 2009. Our irrigation pumps were replaced 15-17 years ago. We don’t know how long the present irrigation system will last, but we need to escrow more money for irrigation issues in the future. He indicated how impressed he was with Chris after spending some time with him, during which Chris showed him the pump houses and explained how the irrigation system works.

Mr. Hess said that the landscape lighting is not imperative at this time. Presently, we have LED landscape lighting at the front entrance. In addition, the committee is considering landscape enhancements to the neighborhood monument signs, so it would be best to wait on new lighting. It was also determined that the pathways are well lit, so no additional lighting is needed. The holiday lights on the Royal Palms at the front entrance have received many compliments.

Mr. Beresik gave an update on the Maintenance area. The Club had been using WHOA property as a dumping area for vegetative debris, and it was cleaned up and addressed last year. He recently checked the area, and it is again being used by the Club. There were port-a-potties in the area, trailers, and a semi-trailer. The porta-potties and trailers have been moved. The semi-trailer was used for a pine straw delivery for the Club, and they have been asked to have it removed. Mr. Beresik is going to work on a plan for a permanent solution to this issue next season.

Brief discussion on the usage and policies for the RV lot.

Landscape Committee: Dr. Coleman thanked Mrs. Smith, departing Landscape Committee member. He indicated that she had a leading role in determining the flower choices for the hanging baskets. Replanting at the front entrance will occur in 3-4 weeks. The Landscape Architect authorized by the Facilities and Planning Committee should complete the community monument design plans in 2-3 weeks.

ADJOURNMENT

MOTION by Mr. Pelland to adjourn at 4:45 p.m. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.