

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
September 20, 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 3:05 p.m. A quorum was present.

GOVERNORS PRESENT

Paul Chrestensen, President (phone)	Kathleen Cosgrove (phone)
Ronald Coleman, Vice President	Daniel Hess (phone)
Lloyd Wennlund, Secretary (phone)	Robert Hielscher
Robert Anderson, Treasurer (phone)	Scott McDonald
Roger Battistella (phone)	Gary Moss (Alt.)
Gregory Beresik (phone)	Liz Murray
Al Chircop (phone)	Buzz Pelland (phone)

ALSO PRESENT

Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

APPROVAL OF MINUTES

MOTION by Mr. Wennlund to approve the minutes for the May 3, 2022, meeting. Second by Mr. Anderson. MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Options to Enhance Privacy in Community: Six options were presented regarding enhancing privacy at Wyndemere as a follow-up to three thefts that occurred earlier in the year. The Collier County Sheriff's Office (CCSO) believes that these were isolated incidents. Nevertheless, they have voluntarily increased patrols in the community. Ms. Murray was concerned about the ability to climb the south wall and enter the property near the Edgewood community. She suggested landscaping the area on the other side of the wall to prevent people from trying to climb it. Mr. Chrestensen indicated that the County owns the property. Mr. Battistella stated that the problems are exceedingly rare and that it is not cost effective to proceed with any of the options presented. Mr. Wennlund suggested sending out a reminder to residents to use normal precautions at their residences at all times. As another option, he suggested installing cameras within the community utilizing the power from the lamp posts. After discussion, the Board decided not to proceed with any of the options, given the infrequency of these incidents and the cost effectiveness. The Facilities and Planning Committee will research this further to see what other options might be available.

Privacy Roving Patrol: Discussion regarding the trial reduction in roving patrol and adding the 8-hour overnight shift back to the schedule. Per Privacy Manager Michael Charbonneau, there have been no issues since the trial started. An emergency call button is in place if needed by the officer on duty at night.

Dr. Coleman stated that his Board is completely against having only one person on at night. The study that was completed was done during the off-season, and he feels that another study should be completed during season when more residents are present. Mr. Chrestensen indicated that the addition of the officer would cost approximately \$62,000 per year. Mr. Wennlund noted that this breaks down to twenty-five cents per day, per resident. He feels the residents would have no issue with this, as it helps to maintain their safety. Mr. Wennlund also suggested an annual reminder be sent to residents explaining the differences between security and privacy responsibilities. Mr. Hielscher felt that we should maximize

Privacy to keep privacy protection for the residents. He also stated that security is a homeowners responsibility and not the responsibility of the Privacy staff and/or the Homeowners Association. **MOTION by Mr. Battistella to reinstate the overnight roving patrol. Second by Mr. Wennlund, MOTION CARRIED, 10-4 with Mr. Anderson, Mr. Beresik, Mr. Moss, and Mr. Pelland opposed.**

Extending Contractor Hours: Contractor hours currently end at 5:00 p.m. The Board was unanimously in favor of extending this until 6:00 p.m. from May through September, when approximately 30% of Residents are at Wyndemere. They will vote to amend the Contractor Rules and Regulations at the next meeting.

Committee Charters: Discussion regarding the WHOA committee charters and the dates they were last approved. They need updating, and our attorney will assist if necessary. Mr. Wennlund suggested the charters be reviewed annually as part of the regular committee tasks.

EXECUTIVE DIRECTOR'S REPORT

New Employees: Two new full-time employees have joined the WHOA staff. Jeremiah Brooks was hired as our Assistant Maintenance Supervisor in June and was promoted to the Supervisor position when Chris Christensen retired in August. Chris has agreed to assist with any issues that the Maintenance team may encounter over the next year at no charge to the community.

Natalie Artimez is the new Assistant CAM. She is new to community association management, but she has a CAM license and is eager to pursue a career in this field. Osi Germann will be her mentor and will train her in all aspects of managing the neighborhoods in Wyndemere.

Regarding the Maintenance Supervisor position, Mr. Hielscher stated that we are now technically back to square one regarding irrigation issues and are dependent on a brand-new employee to solve irrigation problems. He also noted that Jeremiah does not have a backup. Mr. Chrestensen indicated that we have an irrigation contractor that can help us and reiterated that Chris has agreed to assist us for one year at no charge. Mr. Wennlund suggested a retainer to be sure that we have his help, something to lock him in to assisting us. Mr. Chrestensen stated that this was offered to Chris, but he declined any type of retainer or contract.

Mr. Chircop suggested we obtain backup from the Club. Mr. Chrestensen will reach out to them to discuss this in detail and stated that we have a good working relationship with the Club. Dr. Coleman mentioned a recent main line break where the water ran all night. He is concerned that we might be over the monthly water allowance and that a large fine could be incurred. Mr. Battistella inquired about putting sensors on the lines to notify us of line breaks. Mr. Hess suggested we check the availability of this with our supplier. The Facilities and Planning Committee will look into options that might be available.

Employee Benefits Renewal: Employee benefits renew October 1, 2022. Heather Goodwin and Human Resources Specialist Mercy Lamelas-Izurieta compared multiple plans for health, dental, vision and life insurance and found plans which offer comparable or better coverage than the current plans with significant savings for the employees and the organization. The annual savings for WHOA will be just over \$15,000.

TREASURER'S REPORT

Financial Report: We are currently doing better than anticipated. Our Operating and Replacement Funds are increasing. Mr. Anderson said the dues will increase in 2023. At this point in time, he does not know by how much but feels it will be significant. Mr. Wennlund suggested moving money to earn more interest. Mr. Anderson said WHOA is currently looking at all options.

Transfer Fee Update: To date, we have collected \$92,000 and anticipate an additional \$4,000.

COMMITTEE REPORTS

Facilities & Planning: We are in the process of installing a generator for the gatehouse. Scheduled valley gutter and asphalt repairs have been completed. The grout joints on the two raised planters at the front entrance are being sealed to prevent water intrusion. The Club has agreed to sealcoat Wyndemere Way from the front entrance to the cart path just past the Clubhouse. This work will be done in October.

Landscape Committee: The front entry planting started mid-September at the front entry and exit sides. The center island planting is scheduled for mid-October. There are temporary plantings in the raised beds that will remain there until the resealing project has been completed. The entry palms have been trimmed in preparation for the installation of the holiday lights. The east wall Java Plum hedge was trimmed the week of September 12, 2022, and the hedge along the service road has also been trimmed. Ms. Murray asked about the association monument plantings, and Dr. Coleman indicated that this project is under review at this time.

ADJOURNMENT

MOTION by Mr. Hess to adjourn at 4:29 p.m. Second by Mr. Hielscher. MOTION CARRIED, Unanimous.