

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**November 22, 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	Sandy Muther (for Mr. Hess)
Lloyd Wennlund, Secretary (phone)	Robert Hielscher
Robert Anderson, Treasurer (phone)	Scott McDonald (phone)
Roger Battistella	Buzz Pelland
Liz Murray	Georgette LeBlanc
Al Chircop (phone)	Larry Stone

**ALSO PRESENT**

Heather Goodwin, Executive Director  
Patty Scherry, Administrative Specialist

**APPROVAL OF MINUTES**

**MOTION by Mr. Chircop to approve the minutes for the September 20, 2022, meeting. Second by Mr. Battistella.**  
**MOTION CARRIED, Unanimous.**

**CLUB UPDATE**

Mr. Lapidis, the new Club President, gave a brief overview on the club. The club is working on maintaining and improving amenities offered. There has been a 146% increase by members in various amenities offered. He stated 500 people have signed up for Thanksgiving dinner at the club, a substantial increase from last year. There will be a new bylaw amendment coming for limited golf. The club is working with Club Benchmarking on their five-year plan. Once they have their report from Club Benchmarking, they plan on having at least two meetings with membership and sharing the information from the report.

**PRESIDENT'S REPORT**

**Updated Board Resolutions:** The following board resolutions were presented: By Laws Committee, Executive Committee, External Affairs Committee, Facilities & Planning Committee, Finance Committee, Nominating Committee, Personnel & Compensation. **MOTION by Mr. Wennlund to approve. Second by Mr. Battistella. MOTION CARRIED, Unanimous.**

**Updated Contractor Rules & Regulations:** An updated Contractor Rules & Regulations was submitted allowing extended construction hours May through September, from 7:00 AM to 6:00 PM. **MOTION by Mr. Wennlund to approve. Second by Mr. Battistella. MOTION CARRIED, Unanimous.**

**EXECUTIVE DIRECTOR'S REPORT**

**Hurricane Ian Clean Up:** The day after the hurricane, our landscaper was on property and a large portion of the work was completed in just over a week. We have a hurricane retainer with Bushwood Tree Company, and they arrived two days after the storm to remove "hangers" from the hardwoods in the common areas. This took two days to complete. We also had a sewer backup in the Maintenance Building that affected three rooms. A remediation company performed the clean up and the repairs are being done in house which will significantly reduce costs. To date we have spent approximately \$35,000 on the clean up and anticipate an additional \$3-5,000.00 for materials for the repairs.

Mr. Chircop brought up the poor service received from Comcast/Xfinity after the hurricane. The internet and cable were down for several days followed by sporadic operational issues. This is a safety issue and since we are paying a large amount of money as a community, Mr. Chircop would like to have Comcast/Xfinity address the issue and let us know what their emergency back-up plans are. Mr. Chrestensen said the point was taken and the damage was extraordinary due to the hurricane. Mr. Wennlund suggested we contact Comcast/Xfinity and have them offer a post event discussion for the community, and the improvements they have in place, in order to prevent dealing with outages again. Mr. Chrestensen said it is something to consider.

**Landscape Renewal Maintenance Agreement:** Ray's Lawn & Garden has presented their renewal agreement to the association for the next two years. The agreement included an 11% increase for the annual fee and a 25% increase for mulch/pine straw. After eliminating the maintenance of an area across from the club, which was determined to belong to WCC, the increase went to 7% for the annual fee with no increase for mulch/pine straw. Mr. Wennlund and Mr. Pelland asked if bids were obtained from other companies, and because the increase was less than 10%, bids were not required. Mr. Pelland stated when dealing with contracts over \$200K, we must obtain bids if for no other reason, just comparison to be sure we are in the ballpark with what Ray's is offering. Mr. Hielscher expressed his disappointment with Ray's. He stated it took 48 days to complete work at his residence, which is totally unacceptable. He also stated Grasmere is short changed by the company as an association, and they are not happy with the service they are receiving. Ray's is supposed to check plants weekly, and this is not being done either.

Dr. Coleman expressed that there is turmoil in the landscape community and the workforce is down 30% due to the hurricane. He also stated to change landscapers now would be foolish. He noted that there is a 30-day cancellation clause that can be acted upon at any time. He would appreciate staying with Ray's at this time.

**MOTION by Mr. Wennlund to approve with stipulation we go out for bids within 12 months to confirm we are in the ballpark on what we are being charged and utilize the 30-day cancellation if needed. Second by Mr. Chircop. MOTION CARRIED, Unanimous.**

**Assistant Comptroller Position:** Suzanne Gephardt's last day as a fulltime employee will be December 30, 2022, and she has agreed to work 24 hours a week to train her successor. We are actively working on finding a replacement for her position.

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

**Financial Report:** We are on budget for both the Operating Fund and Replacement Fund at this time. There are only a few individuals who are delinquent, and we are working with them on getting their accounts current. The new owner assessment fund is growing substantially. There are presently 5 homes for sale in Wyndemere, and the numbers presented will increase by \$20K when those homes sell.

A discussion took place regarding the addition of a privacy officer and utilizing the roving patrol at night. Since the trial period of only one officer at night, there have been zero incidents. By not hiring an additional officer at this time, we can cut the anticipated increase in dues from 11% to 5% for homeowners. Dr. Coleman stated that his board is completely against this and feels we need the roving patrol and additional officer at night. The study was done during off season and the board discussed putting the privacy trial back in place, continuing the study through season, and making a decision about this next year. **MOTION by Mr. Anderson to rescind the Board vote from the September 20, 2022 meeting to discontinue the trial reduction in roving patrol and to reinstate it for all of 2023. Second by Mr. Chrestensen. MOTION CARRIED, 13-1 with Dr. Coleman opposed.**

Mr. Anderson discussed an emergency contact application that can be downloaded to a phone. With this application in place, if a resident was out late at night, or fell at any time during the day or night, the application would reach out to the emergency contacts that the resident set up. If they could not reach the emergency contacts, then a call would be placed to 911 for assistance. Mr. Battistella suggested we make the community aware of this application, which would offer peace of mind to residents.

**MOTION by Mr. Pelland to approve the Capital Replacement Budget and Operating Budget. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.**

**Estoppel Resolution:** The board discussed the estoppel fees and decided to utilize the maximum fee for estoppels.  
**MOTION by Mr. Pelland to approve. Second by Mr. Hielscher. MOTION CARRIED, Unanimous.**

**RV/STORAGE Lot Fees:** The board discussed the revised storage lot fees and approved the recommended fees.  
**MOTION by Mr. Wennlund to approve. Second by Mr. Hielscher. MOTION CARRIED, Unanimous.**

#### **COMMITTEE REPORTS**

**Facilities & Planning:** Mr. Hielscher gave a brief overview on the irrigation lines at Wyndemere. Some of these lines are 40+ years old. To replace all lines with 8-inch pipe, two bids have been received: one for \$4.5 million and one for \$3.6 million. We are currently averaging \$23K a year in repairs internally. Our current suppliers are ready to help if needed, since we no longer have the knowledge of Chris Christensen. We need to get a reserve fund in place to do the necessary replacements in stages. Mr. Wennlund did the numbers and stated that it would cost roughly \$160.00 a month for each resident to get a reserve fund in place for the irrigation repairs, and we need to let the community know about this issue.

**External Affairs:** The F150 study is continuing, and we are about 60% complete. The final draft will be ready in a year. We are currently receiving about 80% of takeoff and landings over Wyndemere from runway 23 and 5. We need community support at the meetings.

**Landscape Committee:** Dr. Coleman thanked Ray's Lawn and Garden who replaced 300 plants without charge at the entrance to the community following the hurricane. Dr. Coleman also stated that the shrubs along the Livingston wall had major foliage damage from the hurricane. The committee is paying close attention to these shrubs, and they might need to be replaced if regrowth is poor.

#### **ADJOURNMENT**

**MOTION by Mr. Wennlund to adjourn at 5:00 p.m. Second by Dr. Coleman. MOTION CARRIED, Unanimous.**