

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**January 17, 2023**  
**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 2:59 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	Scott McDonald
Roger Battistella	Elizabeth Murray
Greg Beresik (phone)	Buzz Pelland
Al Chircop (phone)	Larry Stone
Kathleen Cosgrove (phone)	

**ALSO PRESENT**

Kevin Killilea  
Heather Goodwin, Executive Director  
Patty Scherry, Administrative Specialist

**APPROVAL OF MINUTES**

**MOTION by Dr. Coleman to approve the minutes for the November 22, 2022, meeting. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**

**PRESIDENT'S REPORT**

**Speeding on Edgemere Way North:** A lengthy discussion took place regarding speeding on Edgemere Way North. Mr. Battistella suggested that letters be sent to Residents since we have their license plate numbers. Mr. Chrestensen noted that we already have a policy in place for this. Mr. Hess suggested a reminder about speeding in the quarterly newsletter and possibly the addition of speed bumps on Edgemere Way North. EMS and the Fire Department do not like speed bumps, as they slow down response times and cause wear and tear on their vehicles. Dr. McDonald lives in the first house as you enter Pond Apple and stated that Residents and contractors are always speeding through this area. He feels the curve brings out speeders. Mr. Killilea lives at the end of the development and noted that presently there is no speed radar sign in Pond Apple. He also indicated that he contacted law enforcement, and they informed him that the threshold they use for determining speeding violations (6 mph or more over the posted limit) is only a suggestion. He would like Wyndemere to lower this threshold for the community. Mr. Killilea and Dr. McDonald feel that the majority of the people speeding on Edgemere Way North are Villa Floresta Residents. Villa Floresta's Governor, Mr. Beresik, stated that he will discuss this at their annual meeting. WHOA will be installing additional speed limit signs on Edgemere Way North to remind drivers of the 20-mph speed limit on that road. The Board also discussed purchasing additional speed radar signs for the

Wyndemere community. Mr. Pelland stated that the Facilities and Planning Committee will research options and will report back at the next meeting.

**Proposed Amendment to the Second Amended and Restated Declaration:** At the November 22, 2022 meeting, the Board voted to reinstate the trial reduction in roving patrol for 2023, which affects the overnight shift (10:00 p.m. to 6:00 a.m.). WHOA's governing documents state that there shall be no parking on any street in Wyndemere between the hours of midnight and 7:00 a.m. In addition, no trucks can be parked in Wyndemere between the hours of midnight and 7:00 a.m. unless kept in a closed garage. As there is only one Privacy Officer on duty overnight, Privacy is only able to check for violations between 6:00 a.m. and 7:00 a.m. The Board discussed changing the start time for these two provisions to 9:00 p.m., which would allow Privacy to also check for violations prior to the overnight shift. Several Governors noted issues that would present problems, i.e., parties, guests visiting, etc. A discussion also ensued about the fine line between passenger vehicles and trucks and how they are titled. A decision was made to table this pending further consideration.

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

**Hurricane Ian Clean Up:** Collier County's subcontractor for removing vegetative debris from the hurricane has been cleaning up the maintenance area. This qualifies for FEMA reimbursement and is being done at no charge to WHOA. To date, WHOA has spent \$44,984 on hurricane clean up and repairs.

**WHOA Holiday Charity:** This year the WHOA team chose The Shelter for Abused Women and Children as the holiday charity. Residents donated a total of \$2,645.00 in gift cards for the shelter and several boxes of items for the transitional living cottages. The organization was extremely thankful for the outpouring of kindness and support.

**Update on Inappropriate Behavior:** In 2022, we sent letters to ten residents regarding inappropriate behavior by either themselves or their visitors towards our Privacy staff. In three of the cases, the visitors had not been pre-authorized. Some of the other issues included not being authorized to sign out a key and attempting to enter the community on a Sunday for non-emergency work.

**Staff Update:** Our new Maintenance Supervisor, Jeremiah Brooks, has moved back to Pennsylvania with his family. The family had a hard time adjusting to life in Florida. TJ Serviss joined us in this role in January 2023. He has over ten years of experience in building maintenance and repair, along with lawn and garden maintenance. His many skills include electrical and irrigation troubleshooting and repair, which are key for this position.

We are still actively working to fill the Assistant Comptroller position. In the meantime, Suzanne Gephart is assisting on a part time basis.

The entire WHOA staff was very appreciative of their holiday bonuses.

**Comcast Update Pre and Post Hurricane Ian:** Executive Director Heather Goodwin reached out to Comcast for their opinion on how they think they performed both pre and post hurricane. She was referred to the following link on their website: <https://florida.comcast.com/>. Based on the information provided there, they feel they did a good job preparing for the hurricane and also noted that service was primarily restored either on or before the scheduled dates afterwards. Due to service interruptions after the storm, they

issued a credit for WHOA's bulk account. A credit of \$22.30 per resident will be reflected on the next quarterly billing.

### **TREASURER'S REPORT**

**Financial Report:** The November 2022 financial results were presented. The ending fund balances were \$283,474 for the Operating Fund and \$1,000,362 for the Replacement Fund. There are only a few individuals who are delinquent, and we are working with them on getting their accounts current. We have collected \$108,000 in new owner assessments and anticipate collecting an additional \$4,000 based on an estoppel request received in December. Mr. Anderson will have the December results at the next meeting.

A discussion was held regarding WHOA's cash position and current interest rates. Comptroller Mercy Lamelas is working with Fidelity Investments to set up an account, which will allow WHOA to easily purchase CDs from several different financial institutions instead of going to each one separately.

**PROPOSED TREE REMOVAL POLICY:** The Master ARC has requested an addition to the Tree Removal Policy to clarify who is responsible for removing and replacing trees. The proposed language is as follows: *Removal of a tree and the stump, as well as replacing the tree, is at the expense of the owner.* The Board took a preliminary vote on this. **MOTION by Dr. Coleman to approve the proposed Tree Removal Policy as presented. Second by Mr. Hielscher. MOTION CARRIED, Unanimous.** This will be formally voted on at the March 21, 2023, meeting. A 14-day written notice to the membership is required, as this pertains to parcel use.

### **COMMITTEE REPORTS**

**Facilities & Planning:** Mr. Beresik and Heather Goodwin have met with Blair Foley to discuss possible options for expanding the WHOA building. Mr. Hielscher discussed the condition of the irrigation pipes. One issue is their age, and another is live oak roots wrapping around them, causing breaks. We will need funds to improve the system. Presently, we are spending approximately \$20,000-\$30,000 annually for repairs. Mr. Hess suggested running a camera inside the pipes to determine their current condition. Mr. Hielscher suggested careful maintenance of the present system, such as bringing up the pumps slowly to help minimize wear and tear on the pipes.

**Landscape Committee:** After Hurricane Ian, there was a large amount of salt film on the plants, which caused leaves to drop. Due to pH damage, some plants will appear unhealthy in the short term, and the ones that do not respond to treatment will need to be replaced.

**2022-2023 PROPOSED COMMITTEE ADDITIONS:** Recommendations for the Finance Committee are Al Chircop and Scott McDonald. Recommendation for the Nominating Committee is Lloyd Wennlund. **MOTION by Dr. Coleman to approve these new committee members as presented. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**

**PROPOSED COMMITTEE MEMBERS FOR 2023-2024:** Mr. Anderson indicated that WHOA would like to have all Governors participate on the various committees. A list of committees and proposed members was distributed and will be voted on at the March meeting.

**LANDSCAPE COMMITTEE CHARTER:** A proposed updated Landscape Committee Charter was presented. **MOTION by Mr. Battistella to approve the updated Landscape Committee Charter as written. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**

**ADJOURNMENT**

**MOTION by Mr. Hielscher to adjourn at 4:04 p.m. Second by Mr. Anderson. MOTION CARRIED, Unanimous.**