

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Special Board of Governors Meeting**  
**September 7, 2023**  
**Minutes**

A special 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 Anderson called the meeting to order at 3:00 p.m. A quorum was present.

**GOVERNORS PRESENT**

Robert Anderson, President	Morris Cooper
Ronald Coleman, Vice President	Scott McDonald (in person)
Christina Lindgren, Treasurer	Elizabeth Murray (in person)
Lloyd Wennlund, Secretary (in person)	David Nourse (in person)
Gregory Beresik	Buzz Pelland
Al Chircop	

**ALSO PRESENT**

William Percival, Courtside Commons President  
Heather Goodwin, Executive Director

**IRRIGATION PLAN**

Discussion on the Facilities and Planning Committee's research regarding the irrigation system. Based on their findings, there is no need to replace the mainline or laterals at this time. These items will remain on the Board's watch list, and WHOA will repair and replace sections as needed.

The Committee's research identified the need for a comprehensive software monitoring system that will alert us to irrigation issues so we can promptly repair breaks as they occur. Radio upgrades for 46 of our controllers and Toro's Lynx software are necessary to implement this new system. A chemical injection system for our two pumps is also recommended to help prevent snails, clams, and bryozoans from growing in the wells and pipes because their shells can clog sprinkler heads.

Discussion on using funds from the new owner assessment to pay for these capital items.

**MOTION by Mr. Wennlund to purchase upgraded Toro radios in 2023 at a promotional Buy 1 Get One Free price of \$88,500, with a commitment to budget \$75,200 in 2024 for the related Toro Lynx system and \$36,000 in 2025 for a chemical injection system, all to be paid for with funds from the new owner assessment. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**

A letter from the Board and a corresponding Irrigation Fact Sheet will be sent to residents to keep them informed about the irrigation plan.

**2023 CAPITAL BUDGET**

**MOTION by Mr. Wennlund to adopt the proposed amended 2023 Capital/Replacement budget, which includes \$88,500 for upgraded Toro radios. Second by Mr. Chircop. MOTION CARRIED, Unanimous.**

Discussion on purchasing extra digital radios. Heather Goodwin will reach out to the vendor about this.

**ADJOURNMENT**

**MOTION by Mr. Wennlund to adjourn at 3:32 p.m. Second by Mr. Pelland. MOTION CARRIED, Unanimous.**