

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
September 19, 2023
Minutes

A meeting of the Board of Governors was held in the Conference Room at Wyndemere Homeowners Association, due to technical difficulties at the Club Conference Room. The meeting was properly noticed.

CALL TO ORDER

President Anderson called the meeting to order at 3:55 p.m. A quorum was present.

GOVERNORS PRESENT

Robert Anderson, President (via Zoom)	Morris Cooper (via Zoom)
Ronald Coleman, Vice President	Kathy Cosgrove (via phone)
Christina Lindgren, Treasurer (via Zoom)	Georgette LeBlanc (via Zoom)
Lloyd Wennlund, Secretary	Scott McDonald
Roger Battistella (via Zoom)	Elizabeth Murray
Gregory Beresik (via Zoom)	David Nourse
Al Chircop (via Zoom)	

ALSO, PRESENT

Heather Goodwin, Executive Director
Patty Scherry, Administrative Assistant

APPROVAL OF MINUTES

MOTION by Mr. Wennlund to approve the May 2, 2023, and September 7, 2023 minutes. Second by Mr. Chircop. MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Mr. Anderson gave a brief update on the status of the irrigation project. The digital radios have been ordered and are scheduled to ship later this month.

Mr. Anderson served on the search committee for WCC's new CEO and briefly discussed the selection process.

EXECUTIVE DIRECTOR'S REPORT

Employee Benefits Renewal – Our employee benefits renew on October 1, 2023. Human Resources Specialist Mercy Lamelas-Izurieta and Heather Goodwin compared multiple plans for health, dental, vision and life insurance, and the best options were presented to the Personnel Committee. The recommendation was to stay with our existing plans, except for the vision coverage, and the committee approved all plans as presented.

Front Entry Palm Trimming – The front entry palm trimming has been completed in preparation for the installation of the holiday lights. We have a new vendor for our holiday lighting this year and are looking forward to the finished displays.

Staffing Update – In June, Lamar Cannady joined us as our Assistant Maintenance Supervisor. He has fourteen years of maintenance experience, including plumbing and electrical skills, which are important for working with our irrigation system.

Speeding Update – Privacy continues to monitor speeding within the community, and the Traffic Hawk is deployed twice a week for four-hour intervals, weather permitting. To increase residents' speed awareness, we purchased two additional LED speed radar signs, bringing the total to four. All of them are rotated through the community each month. Privacy Manager Michael Charbonneau will continue to send out periodic updates on speeding.

TREASURER'S REPORT

Ms. Lindgren gave a brief overview of WHOA's financial status. The operating and replacement funds are both favorable. To date, there have been nineteen new owner assessments. There were nine delinquent accounts, but they are presently current. The investments have remained the same, and we are close to budget.

LANDSCAPE COMMITTEE

Bid requests have been sent to three landscape companies to replace hurricane damaged shrubs along the Livingston wall both north and south of the front entrance.

The fall/winter annuals will be installed early October as weather permits. The Landscape Committee plans to use plants that will require less water due to extremely dry conditions and low lake levels.

There are presently some issues with chinch bugs in Wyndemere. Dr. Coleman recently visited a major supplier in the landscape business and discussed these insects. Hot weather increases their activity. The treatment of chinch bugs must be done in stages with different chemicals, and landscapers must be licensed to perform the treatment. Dr. Coleman asked WHOA's landscaper, Ray's Lawn, about chinch bug treatment. Both the owner and general manager are licensed to do this, and their company has already sprayed for these insects four times this year.

Mrs. Murray brought up the idea of utilizing one landscaper for the entire community. Brief discussion on whether this would be a viable option. Recently, the Executive Committee discussed insourcing landscaping for all of Wyndemere. Over the next several months, Heather Goodwin will investigate what this would entail in terms of risk, responsibilities, and cost, so the Executive Committee can evaluate whether to pursue this further.

ADJOURNMENT

MOTION by Mr. Wennlund to adjourn at 4:21 p.m. Second by Dr. Coleman. MOTION CARRIED, Unanimous.