

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
November 21, 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 Anderson called the meeting to order at 3:04 p.m. A quorum was present.

GOVERNORS PRESENT

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| Robert Anderson, President | Georgette LeBlanc (via Zoom) |
| Ronald Coleman, Vice President | Scott McDonald |
| Lloyd Wennlund, Secretary | Elizabeth Murray |
| Roger Battistella | David Nourse |
| Gregory Beresik (via Zoom) | Buzz Pelland |
| Al Chircop (via Zoom) | Susan Stanley |
| Morris Cooper (via Zoom) | Larry Stone |

ALSO PRESENT

Gary Lapidus, President Wyndemere County Club
Ron Parris, CEO Wyndemere Country Club
Heather Goodwin, Executive Director
Patty Scherry, Administrative Assistant

APPROVAL OF MINUTES

MOTION by Mr. Wennlund to approve the minutes for the September 19, 2023 Closed and Regular meetings. Second by Ms. Stanley. MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Lapidus introduced the new Club CEO, Ron Parris. Mr. Parris came from the Pelican Marsh Golf Club where he served in a similar capacity for ten years.

PRESIDENT'S REPORT

Mr. Anderson stated that the Club and WHOA are working together to keep the lines of communication open.

The new digital radios for the irrigation controllers have been installed. In 2024, WHOA will be purchasing a comprehensive monitoring system called Lynx, which is the same system Golf Course Maintenance uses to manage their irrigation.

Osi Germann is resigning effective end of December, and a search for her successor is underway.

EXECUTIVE DIRECTOR'S REPORT

Bushwood is scheduled to trim the Java Plum hedge along the east wall this month. This is done approximately every 6 months to keep the back of the hedge away from the wall and the top away from the power lines.

At the November 22, 2022 Board of Governors meeting, the Board approved a 2-year renewal agreement with Ray's Lawn & Garden to maintain WHOA's common areas. This was done with the stipulation that we go out to bid within 12 months to confirm that Ray's pricing is competitive. We reached out to three other landscapers for bids, including Juniper, Bella Lawn Maintenance and Molter Landscape, and determined that Ray's pricing is competitive.

TREASURER'S REPORT

Ms. Lindgren was unable to attend the meeting, so Mr. Anderson gave the report.

WHOA's 2022 Audit was clean, and copies are available in the Homeowners office upon request.

The replacement fund has grown substantially. Since the implementation of the new owner assessment, we have collected \$180,000.00. This fee allows WHOA to generate funds for capital improvements. After reviewing master HOA transfer fees for other Distinguished Clubs in Naples, the Finance Committee recommended increasing WHOA's fee to 1% of the sale price with a \$4,000 minimum, effective January 1, 2024. **MOTION by Mr. Anderson to increase the new owner assessment fee to 1% of the sale price with a \$4,000 minimum, effective January 1, 2024. Second by Dr. Stone. MOTION CARRIED, 13-1 with Mr. Nourse opposed.**

Regarding the proposed 2024 Capital/Replacement budget & 5-Year Capital Projection, the Finance Committee recommended building funds to prepare for expected costs relative to roads and irrigation by including \$100,000 for each of these items for the next 5 years. **MOTION by Mr. Pelland to adopt the proposed 2024 Capital/Replacement budget and 5-Year Capital Projection as presented. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.**

Mr. Anderson presented the proposed 2024 Operating budget. **MOTION by Mr. Pelland to adopt the proposed 2024 Operating budget as presented. Second by Dr. Stone. MOTION CARRIED, Unanimous.**

The total increase for WHOA's assessments will be 10.2%, or \$107.69 per home per quarter.

FACILITIES AND PLANNING COMMITTEE

No report.

LANDSCAPE COMMITTEE

The hanging baskets will be installed November 28, 2023. The shrubs along the Livingston wall that were damaged by Hurricane Ian are scheduled to be replaced in mid-December.

GENERAL DISCUSSION

Mr. Nourse raised concerns about construction in Mahogany Bend and recommended implementing a construction site management plan to address issues such as parking and the locations of port-a-potties and dumpsters.

ADJOURNMENT

MOTION by Dr. Coleman to adjourn at 4:17 p.m. Second by Mr. Battistella. MOTION CARRIED, Unanimous.