

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
January 16, 2024
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 3:00 p.m. A quorum was present.

GOVERNORS PRESENT

Robert Anderson, President	Morris Cooper (Zoom)
Ronald Coleman, Vice President	Kathleen Cosgrove (Zoom)
Christina Lindgren, Treasurer	Kevin Killilea (Alternate, Preserve)
Lloyd Wennlund, Secretary	Elizabeth Murray (Zoom)
Gregory Beresik	David Nourse
DeMar Borth (Alternate, Mahogany Run)	Buzz Pelland
Al Chircop (Zoom)	

ALSO, PRESENT

Gary Lapidis, WCC President
Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

WHOA STAFF INTRODUCTIONS

Heather Goodwin introduced Wisbelt Dessalines, who is presently handling Accounts Payable. He is from a temporary employment agency, and this could potentially be a temp to hire arrangement. Chris Crawford is our new Maintenance Technician; he performs a variety of general maintenance tasks for the Master Association. Heather will introduce WHOA's new Community Association Managers (CAMs), Natalie Artimez and Cassie Kigel, at a future meeting.

APPROVAL OF MINUTES

MOTION by Mr. Wennlund to approve the minutes for the November 21, 2023, and December 15, 2023, meetings. Second by Mr. Beresik. MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Mr. Anderson addressed speeding within the community and asked the Governors to remind residents about the speed limits at their annual meetings.

Mr. Anderson, Mr. Lapidis, Heather Goodwin, and Ron Parris recently met to keep the lines of communication open between WHOA and the Club.

Low speed vehicles are 4-wheel vehicles whose top speed is greater than 20 mph but less than 25 mph. They must be registered, titled, insured, and equipped with specific safety features, and anyone operating one must have a valid driver license. Wyndemere presently has a resident who asserts that he has this type of vehicle, but it is not registered. WHOA will look into this further.

We included \$91K in the 2024 budget for WHOA's insurance renewal based on the preliminary estimate we received. The actual proposal came in higher than anticipated at \$127K, primarily due to the property policy. Mr. Anderson and Heather Goodwin reviewed the policy in detail to see what was covered and what could potentially be excluded based on loss history. Removing the entry monuments, trellises, perimeter wall, and streetlights lowered the premium to \$106K. There was a very short timeline for finalizing the renewal. The premium was due December 1, 2023, and was paid. Discussion on the removal of the streetlights. The Executive Committee will review the renewal in depth and will present their recommendation to the Board at the next meeting.

EXECUTIVE DIRECTOR'S REPORT

Staff Update: Maintenance Technician Elme Annorat decided to retire after seventeen years of dedicated service. We are actively seeking an Irrigation Technician to help facilitate the transition to the new software monitoring system, Lynx, and to take the lead on irrigation maintenance and repairs.

2023 Charity: WHOA's holiday charity was a success. We collected seventy pairs of sneakers. Mrs. Murray was recognized for encouraging donations from the Edgewood Association; they collected forty-three pairs of shoes at their holiday party.

Maintenance Update: The Lynx system is expected to be installed at the end of January. The first of two new Toro utility carts has arrived. It is a lithium-ion battery powered model, which is extremely quiet and can be driven on the golf course without disrupting anyone. The second cart is gas powered and should arrive by the end of January.

Community Associations Institute: The institute is an international membership organization dedicated to building better communities. It offers seminars that address topics affecting community associations. WHOA will cover the cost of joining this organization for the Governors.

TREASURER'S REPORT

Financial Report: Ms. Lindgren presented the preliminary year-end figures for 2023. The ending fund balances were \$172,277 for the Operating fund and \$1,059,599 for the Replacement fund. WHOA has entered 2024 with an additional expense of \$30-40K due to hiring Osi Germann as an independent contractor. We anticipate an increase in the Replacement fund due to the increase in the New Owner Assessment.

OTHER BUSINESS

Regarding the WHOA building improvements, Mr. Beresik stated that two of the three projects for 2023 were completed, including the overflow parking and the new drain for the parking lot. The renovation of the interior of the building was postponed until this year.

NEW OWNER ASSESSMENT

Mr. Nourse shared the realtors' point of view regarding the New Owner Assessment and the fees currently being charged by Wyndemere. A discussion ensued about the pros and cons of our community's fees.

ADJOURNMENT

MOTION by Mr. Wennlund to adjourn at 4:08 p.m. Second by Mr. Beresik. MOTION CARRIED, Unanimous.