

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
March 19, 2024
Minutes

A meeting of the Board of Governors was held in the Conference Room at Wyndemere Country Club. The meeting was properly noticed. This was the annual meeting.

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	Kathleen Cosgrove (Zoom)
Christina Lindgren, Treasurer (Zoom)	Marilyn Kacy
Lloyd Wennlund, Secretary	Georgette LeBlanc
Roger Battistella	Scott McDonald
Gregory Beresik	David Nourse
Al Chircop	

ALSO, PRESENT

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

CLUB UPDATE

Mr. Lapidas stated that things are moving forward with the Golf Learning Center/Driving Range and Activities Center. The Club is working on obtaining permits, which is taking time, and everything is on budget so far.

APPROVAL OF MINUTES

MOTION by Mr. Chircop to approve the minutes for the January 16, 2024, and February 15, 2024, meetings. Second by Mr. Battistella. MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Lynx System Deployment - The installation of the Lynx system has begun, and the entire system should be operational by fall.

WHOA Staff Changes – WHOA has done an excellent job hiring new team members, and we are heading in a good direction with everyone that is on board.

WHOA/WCC Activity – WHOA and the Club continue to look for opportunities to work together. One will be coordinating gate access for the construction vehicles during the Club's upcoming projects.

Legal Update Class – WHOA's general counsel, David Muller from Becker Law Firm, will present a Legal Update class in the Wyndemere Room on April 11, 2024. The class will be two hours long and will address new Florida Statutes pertaining to HOAs. If there is enough interest, a class specific to condominiums can also be arranged.

EXECUTIVE DIRECTOR'S REPORT

Project Management: Presently, the CAMs are managing large projects for the condominium associations. This is not part of their role pursuant to the statutory definition of community association management. A recommendation was made to use a project manager for major projects such as re-roofs and concrete work, which require specialized knowledge. The project manager would oversee a project from beginning to end and would be responsible for tasks such as developing the specifications and scope of work, establishing a schedule, determining key milestones, inspecting the work, managing change orders, and preparing a punch list after project completion. If they opted to use a project manager, the respective associations would be responsible for the cost. Transitioning this work away from the CAMs would allow them to focus on providing regular services to all associations in their portfolios. WHOA will be researching project manager options in the upcoming months.

Annual Palm Trimming: A contractor is on property this week performing the annual palm trimming.

TREASURER'S REPORT

Financial Report: Ms. Lindgren presented the preliminary financials for February. There is not much to report as it is early in the year. The new owner assessment is driving revenue, and we have collected \$53,625 through the end of February. Delinquent accounts have been resolved, and we have two CDs that will reach maturity in March.

COMMITTEE REPORTS

External Affairs – Collier County approved a petition from Naples Christian Academy to allow a K-8 private school to replace a fitness center that is no longer in use. The location is 6800 Golden Gate Parkway. The school will be limited to 225 students and the square footage will not exceed the existing structure. There shall be no traffic impact to our area.

Facilities & Planning: Mr. Beresik stated that the new drain for the WHOA parking lot has been installed, which resolved the drainage issue. Regarding the interior renovation of the WHOA office, we are waiting for a third bid that should be coming soon. It is difficult to obtain bids because of the new construction being done throughout Naples. Our goal is to complete the project by the time residents return in the fall.

Landscape Committee: Dr. Coleman reported that the committee met earlier in the day and discussed the fall flowers.

RATIFICATION OF PREVIOUS ACTIONS

MOTION by Mr. Wennlund to ratify all actions taken and all resolutions adopted by the Board and its various committees from March 21, 2023 through March 19, 2024. Second by Mr. Beresik. MOTION CARRIED, Unanimous.

ACKNOWLEDGEMENT OF DEPARTING GOVERNOR & WELCOME NEW GOVERNOR

Ms. Stanley has stepped down as Grasmere's Governor and Mrs. Kacy has been appointed to finish her term.

ADJOURNMENT

MOTION by Mr. Beresik to adjourn at 3:49 p.m. Second by Mr. Chircop. MOTION CARRIED, Unanimous.