

WYNDEMERE HOMEOWNERS' ASSOCIATION, INC.
Board of Governors Meeting
May 7, 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 2:00 p.m. A quorum was present.

GOVERNORS PRESENT

Robert Anderson, President	Marilyn Kacy
Ronald Coleman, Vice President	Georgette LeBlanc (Zoom)
Lloyd Wennlund, Secretary	Scott McDonald
Christina Lindgren, Treasurer	Liz Murray
Gregory Beresik	David Nourse
Al Chircop	Buzz Pelland (Zoom)
Morris Cooper (Zoom)	Larry Stone
Kathleen Cosgrove (Zoom)	

ALSO, PRESENT

Kevin Killilea, Secretary, Pond Apple Board of Directors
Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

APPROVAL OF MINUTES

MOTION by Mr. Beresik to approve the minutes for the March 19, 2024 meetings (two sets). Second by Mrs. Murray. MOTION CARRIED, Unanimous.

PRESIDENT'S REPORT

Irrigation Update - Maintenance has begun inputting the necessary information into the Lynx monitoring system. This will be followed by testing, and the goal is to bring all neighborhoods online by fall.

Traffic Light at Livingston Road and Wyndemere Way – Due to safety concerns, WHOA has contacted Collier County regarding the traffic light at the intersection of Livingston Road and Wyndemere Way/Grey Oaks Drive. Mr. Anderson and Heather Goodwin spoke with the President of Grey Oaks Property Owners' Association and discussed requesting two modifications to the left turn lanes into our respective communities. The first is a flashing yellow arrow in addition to standard red, yellow, and green arrows. When illuminated, the flashing yellow arrow reminds drivers to yield to oncoming traffic when turning left. The other is to narrow the medians for both turn lanes to improve visibility. The Board of Governors was in favor of these two options. If approved, the implementation will depend on the County's budget and schedule.

Speeding – Discussion on a memorandum received from the Pond Apple Board regarding speeding.

They requested that the speed limits along Edgemere Way North and in Villa Floresta be reduced to 15 mph. They also requested that WHOA change its current speeding enforcement policy by decreasing the threshold for imposing notices and fines from 6 mph or more over the posted limit to 2 mph or more. Mr. Killilea suggested removing the existing provision that resets the number of violations to zero every six months.

Last year, the Facilities and Planning Committee investigated alternatives to address speeding. WHOA purchased two additional speed monitoring signs, and we installed speed limit signs in Villa Floresta and added more in Pond Apple. The possibility of installing speed bumps was also explored but it was determined that this was not a viable option.

Presently, we deploy the Traffic Hawk twice per week for four-hour intervals, weather permitting, and rotate the battery powered speed radar signs throughout the community monthly. We also send out periodic updates on speeding to keep the community informed. Some of the speeders, such as visitors, cannot be identified, as their license plates are not in our database.

The Board asked the Facilities and Planning Committee to take a new look at this to identify additional options that could possibly be implemented.

EXECUTIVE DIRECTOR'S REPORT

Legal Update Class – Ms. Goodwin discussed several bills that are awaiting the Governor's signature and explained how they will affect Wyndemere. If signed, most will take effect July 1, 2024.

Flags – WHOA's governing documents are silent on flags. In January 2021, the Board considered adding a section pertaining to flags to WHOA's Declaration. At the time, there was some discussion regarding exceptions. Ultimately, the Board voted to withdraw the proposed amendment from consideration. Therefore, for political flags, the Collier County Ordinance addressing election signs applies, so they must be removed within seven days after an event. Discussion on revisiting an amendment about this prior to the November election.

Project Manager Update - WHOA is continuing to explore the possibility of making a project manager available to oversee major projects for condominium Associations. We will be working on this over the summer and additional information will be provided in the fall.

TREASURER'S REPORT

Ms. Lindgren presented the preliminary financials for March. At the end of that month, WHOA's balances were \$225,284 in the Operating fund and \$1,076,101 in the Reserve fund. Year to date, we have collected \$53,625 in New Owner Assessments.

COMMITTEE REPORTS

ARC – Hurricane Protection: There is a bill awaiting the Governor's signature that requires HOAs to adopt hurricane protection specifications. This bill will be effective upon signing. WHOA's ARC is preparing specifications for the Board's review and approval.

Facilities & Planning – WHOA Building Renovations Update: A third proposal for the interior renovations of the WHOA building is being finalized. Once received, the committee will select the contractor for the work, which is tentatively scheduled to be performed over the summer. We anticipate being over budget for the project but can reallocate funds in the Capital Budget if necessary.

Landscape Committee - Some of the flowers in the hanging baskets appear to have developed root rot. The committee is looking into other options for next season.

OLD BUSINESS

None.

NEW BUSINESS

Discussion on iguanas in Pond Apple. A further review of Pond Apple is necessary, as it may be considered a Preserve. If this is the case, the iguanas might be a protected species.

ADJOURNMENT

MOTION by Dr. Coleman to adjourn at 3:10 p.m. Second by Mr. Beresik. MOTION CARRIED, Unanimous.