

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
January 21, 2025
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 3:02 p.m. A quorum was present.

GOVERNORS PRESENT

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

ALSO, PRESENT

Jack Condon, President, Wyndemere Country Club
Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

APPROVAL OF MINUTES

MOTION by Mr. Wennlund to approve the minutes for the November 19, 2024, meeting. Second by Mr. Chircop. MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Condon reported that the Club is receiving mixed feedback from residents regarding the proposed renovations to the Clubhouse. There will be a membership vote in March 2025, and if 51% of the members vote against the project, it will be tabled. The proposal is for approximately \$7 million, and they are hoping to gain additional revenue from the sale of 27 homes this year.

PRESIDENT'S REPORT

Long Range Capital Funding Needs

In 2022, Wyndemere Homeowners Association engaged Club Benchmarking to perform a Capital Reserve Study, which is an in-depth analysis of an Association's assets. Club Benchmarking projected the need for \$12 million over the next 20 years. At the time, the only source of revenue for the reserve fund was the quarterly dues. To balance the revenue stream with our long-range capital needs, the Board of Governors chose a three-pronged funding strategy: implementing a new owner transfer fee, which was approved by the community in 2022, investing in CDs to take advantage of high interest rates, and slowly increasing the capital dues each year. Barring any natural disasters, the Board does not anticipate the need for a special assessment in the upcoming years.

Irrigation Trial

WHOA started the irrigation trial in Rosemeade and Mahogany Bend effective January 1, 2025. Our team will be performing wet checks at every home twice a month. Each time, the residents will receive a report with photographs showing the work completed.

Corporate Transparency Act

At the beginning of December 2024, the requirements of the Corporate Transparency Act were suspended, but this decision was reversed a few weeks later. Collier County is one of several counties in Florida that have been granted an extension until July 1, 2025, to file an initial report with the U.S. Department of the Treasury's Financial Crimes Enforcement Network (FinCen) due to Hurricane Milton. Board members are required to provide their name, date of birth, and address, as well as an image of their passport or state driver's license. WHOA has received the required information from approximately 60% of the Board members and will follow up on this after the annual meetings.

Fireworks

The Board received a request to discuss the elimination of fireworks and incendiary devices throughout Wyndemere, without exception for any holidays, due to noise levels and safety concerns. Pursuant to state law, it is only legal to set off fireworks on July 4th, New Year's Eve, and New Year's Day. Existing local regulations prohibiting fireworks are still enforceable, but there are none in Collier County. Any existing prohibition on the use of fireworks in an association's Declaration of Covenants is still enforceable; however, HOAs cannot enact new provisions that would contradict state law. WHOA's Declaration is silent on fireworks. Prior to the three days indicated above, we plan to send out an e-blast asking residents to be courteous to their neighbors by not setting off fireworks late at night.

Committees for 2025-2026

WHOA is preparing the list of committee members for 2025-2026. Each Governor is encouraged to serve on at least one committee.

EXECUTIVE DIRECTOR'S REPORT

WHOA Staffing Update

In December 2024, one of our Community Association Managers, Cassie Kigel, relocated to Tennessee to be closer to her grandparents. Her successor is Marie Cardinal, who has 20 years of community association management experience and previously worked for a condominium association in Fort Myers. J.P. Castro is our new Maintenance Technician. He is responsible for maintaining the Master Association's common areas. Juan Alvarez joined our team as our new Irrigation Technician. He performs wet checks and repairs for the irrigation trial and assists with maintaining the Master Association's portion of the irrigation system.

HOA Continuing Education Course

WHOA has tentatively scheduled a 4-hour onsite CEU course that will satisfy the new continuing education requirement for HOA Board members. If there is enough interest, it will be presented by the Association's attorney on April 3, 2025.

Iguanas

Pesky Varmints placed traps in WHOA's two common areas near Pond Apple in November 2024. There were no signs of iguanas in these areas while the Wildlife Technician was on site and no iguanas were

trapped, just native wildlife. We will have them set traps in these areas again in January or February 2025 to see if the outcome is different. This issue appears to be specific to the area where the Club's preserve abuts the homes on the west side of Pond Apple. Heather will request a quote from Pesky Varmints to remove iguanas from this section of the preserve, and Mr. Anderson will present it to the Club.

TREASURERS REPORT

WHOA's fund balances at the end of November 2024 were \$183,955 in the Operating fund and \$1,294,935 in the Reserve fund. Year to date, we have collected \$175,775 in new owner transfer fees.

COMMITTEE REPORTS

Landscape Committee

Sculptural pots were placed in the common areas by Coco Plum and Pond Apple, and replacement plants were installed in the Labyrinth, the Edgemere Way East Park, the Edgemere Way North Park and along the South Wall to beautify these areas.

OLD BUSINESS

None.

NEW BUSINESS

Due to the potential renovations to the Clubhouse, it was suggested that WHOA open a dialogue with the Club about including funds in their budget to address road damage.

ADJOURNMENT

MOTION by Mr. Battistella to adjourn at 4:45 p.m. Second by Dr. McDonald. MOTION CARRIED, Unanimous.