

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
March 18, 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 3:06 p.m. A quorum was present.

GOVERNORS PRESENT

Robert Anderson, President	Kathleen Cosgrove
Ronald Coleman, Vice President	Georgette LeBlanc
Lloyd Wennlund, Secretary	Scott McDonald
Christina Lindgren, Treasurer (via Zoom)	Buzz Pelland
Gregory Beresik	Larry Stone
Morris Cooper	

ALSO PRESENT

Jack Condon, President, Wyndemere Country Club
Robert Auger, Incoming Governor, Coco Plum
Bruce Morehead, Incoming Governor, Mahogany Run
Greg Wertheimer, Vice President, Edgewood
Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

APPROVAL OF MINUTES

MOTION by Mr. Cooper to approve the minutes for the January 21, 2025 meeting. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Condon reported that the Club Board is scheduled to meet on March 20, 2025 to receive more input on the proposed renovations to the Clubhouse, and the membership will vote on this project in January 2026.

PRESIDENT'S REPORT

Irrigation Trial Update

The irrigation trial in Mahogany Bend and Rosemeade began on January 1, 2025. It is off to a good start, and other neighborhoods have approached WHOA about having our team provide irrigation maintenance services to their communities in 2026.

New Bulk Cable & Internet Agreement

The current agreement with Comcast expires in 2026. The Board will consider establishing a special committee to explore future cable/internet options.

Iguanas

In February 2025, Pesky Varmints made a second attempt to trap iguanas in WHOA's two common areas near the west side of Pond Apple. As was the case in November 2024, this was unsuccessful, and only native wildlife was trapped. After discussing his plan with Club CEO Ron Parris, Mr. Anderson requested that Pesky Varmints place traps by the lake in the Club's preserve area behind the homes on the west side of Pond Apple. This will be a two-week trial and if the results are productive, he will approach the Club about this again.

EXECUTIVE DIRECTOR'S REPORT

FPL Update

WHOA has been in communication with FPL since November 2024 regarding the power outages frequently experienced by the southern and eastern portions of Wyndemere. FPL investigated this and determined that the service interruptions in these areas during Milton, Helene and Debby were due to trees. They have addressed this by trimming the trees along Wyndemere's southern and eastern property lines. WHOA asked them to also perform a Reliability Study on the above-ground circuits that service these portions of the community. This is a critical step to ensure the network that services these areas is as dependable as possible. As part of this study, FPL's reliability team evaluated drone data. They found some minor additional vegetation concerns that will be addressed but did not find any issues with their equipment that would raise concerns for reliability.

Golf Carts and Low-Speed Vehicles

WHOA currently has a policy from 2016 which states that residents may be allowed to use a golf cart on Wyndemere roadways at the sole discretion of the Board under extenuating circumstances. The Board reviewed two requests to use a private golf cart in the community, including one from a resident who already owns a golf cart that she has reportedly been using for many years, and a second one from a resident who would like to purchase one for use following a medical procedure. After a lengthy discussion, the Board decided not to grant an exception to the provision in the governing documents that prohibits the use of personal golf carts on Wyndemere roadways and common areas. The association does recognize a homeowner's right to operate a street legal low-speed vehicle (LSV) on the roads within Wyndemere if such vehicle complies with all applicable Florida and federal laws and regulations, including having a valid license plate. **MOTION by Mr. Wennlund to give the owner who currently has a golf cart 60 days to discontinue driving it on Wyndemere roadways, which will allow her time to make other arrangements, and to inform the other resident that only street legal LSVs that comply with all applicable Florida and federal laws and regulations are permitted. Second by Ms. Cosgrove. MOTION carried, Unanimous.**

HOA Board Member Certification Course

On April 3, 2025, WHOA's general counsel will be presenting a 4-hour HOA Board Member Certification Course for the Governors and HOA Board members. It will cover topics such as financial literacy and transparency, recordkeeping, levying fines, and notice and meeting requirements. This is a new requirement that took effect on July 1, 2024. A new Director must complete this course within 90 days after being elected or appointed, and any HOA Director seated before July 1, 2024 has 4 years to take the course, provided the Director serves on the Board without interruption during the 4-year period.

TREASURER'S REPORT

Year-end 2024, WHOA's fund balances were \$117,292 in the Operating fund and \$1,323,192 in the Replacement fund. For January 2025, they were \$157,549 and \$1,397,144 respectively. We collected a total of \$175,775 in new owner assessments in 2024 and \$21,350 in January 2025.

COMMITTEE REPORTS

Facilities and Planning

The Committee continued its inquiries into the issue of speeding within the community. Some of the actions taken include reviewing the Collier County Neighborhood Traffic Management Program (NTMP) protocols, procedures and requirements for traffic calming approvals and meeting with the North Naples Fire Chief, whose Department of Life Safety is the requisite approval authority for traffic calming installations, such as speed bumps. Florida law requires fire trucks to be able to maintain the posted speed limit over any traffic calming installation, which has been achieved with specifically engineered designs. The Committee was informed that other Naples communities have received approval after going through the process and incurring the engineering and installation costs. The authorities view approval of these installations as a last resort if other methods are unavailable or proven inadequate. The Committee recommended that the Governors consider a budget line item for newer speed detection and identification equipment and review our current speeding sanctions and consider alternatives to fines, such as the temporary suspension of use of the resident gate. This would require identified speeders to use the visitor lane to enter the community.

Landscape Committee

Three more sculptural pots were added to the park area north of the gatehouse thanks to a generous donation from a couple in Pond Apple.

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 19, 2024, through March 18, 2025. Seconded by Mr. Cooper. MOTION CARRIED, Unanimous.

ACKNOWLEDGEMENT OF DEPARTING GOVERNORS

Mr. Anderson expressed his gratitude to the departing Governors - Mr. Battistella from Mahogany Run, Ms. LeBlanc from Courtside Commons, and Mr. Pelland from Coco Plum - for their service to the Wyndemere community.

WELCOME NEW GOVERNORS

Mr. Anderson welcomed the incoming Governors: Mr. Auger representing Coco Plum, Mr. Morehead from Mahogany Run, and Mr. Percival from Courtside Commons.

ADJOURNMENT

MOTION by Mr. Beresik to adjourn at 4:21 p.m. Second by Dr. McDonald. MOTION CARRIED, Unanimous.