

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
May 6, 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	Daniel Clay, Alternate
Ronald Coleman, Vice President	Morris Cooper (via Zoom)
Lloyd Wennlund, Secretary (via Zoom)	Kathleen Cosgrove (via Zoom)
Christina Lindgren, Treasurer	Scott McDonald
Robert Auger	William Percival
Gregory Beresik (via Zoom)	Donald Viehmann, Alternate

ALSO PRESENT

Jack Condon, President, Wyndemere Country Club
Lynn Jolliffe, President, Mahogany Bend
Heather Goodwin, Executive Director
Patty Scherry, Administrative Specialist

APPROVAL OF MINUTES

MOTION by Mr. Beresik to approve the minutes for the March 18, 2025, meeting as amended. Second by Ms. Lindgren. MOTION CARRIED, Unanimous.

MOTION by Mr. Wennlund to approve the minutes for the March 18, 2025, Organizational meeting. Second by Ms. Lindgren. MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Condon reported that the Club Board met last week to review the proposed renovations for the Clubhouse, and the Membership will vote on this project in January 2026. The golf course improvements are in progress and the course will be in great shape next season.

PRESIDENT'S REPORT

New Bulk Cable and Internet Agreement & Communications and Entertainment Technologies Committee
The current bulk cable TV and internet agreement with Comcast expires in March 2026. The Board discussed establishing an ad-hoc committee to investigate bulk cable and internet options and recommend the provider and services that will best meet Wyndemere's present and future needs. **MOTION by Mr. Clay to adopt a proposed Resolution to establish a Communications and Entertainment Technologies Committee with Heather Allan, Robert Anderson, Robert Auger, Dennis Caponi, Morris Cooper, and Ronald Tanski as members. Second by Ms. Lindgren. MOTION CARRIED, Unanimous.** The Committee will make a final recommendation to the Board of Governors no later than July 31, 2025.

EXECUTIVE DIRECTOR'S REPORT

Irrigation Trial Update

The first quarter results for the irrigation trial in Rosemeade and Mahogany Bend are positive. The total income was \$14,452 and the total expenses were \$13,041. In the second quarter, WHOA's irrigation team will be performing irrigation improvements for residents in these two communities, which will generate additional income. The team has improved the condition of many of the valve boxes by cleaning them out, installing weed fabric, installing gravel for drainage, and redoing and organizing all the wiring. Resident satisfaction was rated using a scale of 1 to 5 stars, with 1 representing the lowest score and 5 representing the highest. The baseline rating measured satisfaction with the irrigation maintenance services provided by the previous landscaper, and the first quarter rating measured satisfaction with the services provided by WHOA. The rating increased from 2.5 stars to 4 for Rosemeade and from 2 stars to 4 for Mahogany Bend.

New HOA Management Software

WHOA is in the process of transitioning to a new HOA software platform called Buildium. The accounting team is currently migrating and inputting data, and the plan is to launch this in the fourth quarter. The new system will allow us to streamline processes, such as tracking Board member certification, covenant violations, and ARC requests and approvals. Residents will also be able to use it to submit work order requests and will receive an e-mail notification when the work is completed. There is no fee for ACH, auto-pay, and one-time payments, and Boards will be able to access their Association's financials in real time. Our accounting team will be sending out communications regarding the new platform in the upcoming months.

Iguanas

Pesky Varmints conducted a trapping trial by the lake in the Club's preserve area behind the homes on the west side of Pond Apple. They caught 5 iguanas during the first 4-day set and 3 during the second. Mr. Anderson shared the results with the Club and asked them to consider exploring options to address iguanas in this area.

TREASURER'S REPORT

WHOA's fund balances for March 2025 were \$176,880 in the Operating fund and \$1,458,949 in the Replacement fund. We collected a total of \$75,100 in new owner assessments through the end of March and anticipate receiving an additional \$33,425 in upcoming sales.

COMMITTEE REPORTS

ARC Committee

WHOA's ARC Committee was very active during the 2024-2025 term. The committee met 24 times and reviewed a total of 187 requests for exterior improvements and 56 requests for tree removals. The exterior improvements included items such as landscaping, pools, pool decks and cages, hurricane shutters, new roofs, generators, paver driveways, painting, and tear downs to build new homes. Mr. Larson concluded five years of dedicated service to the committee in March 2025, having served as chair for four of those years. Wyndemere greatly appreciates his contributions.

Landscape Committee

Numerous areas throughout the community have been enhanced with perennials, shrubs, bamboo, and annuals. The summer flower rotation at the front entrance is currently scheduled to be installed the first week of June.

OLD BUSINESS

None.

NEW BUSINESS

Discussion on construction vehicles parked on both sides of the road. This is an on-going issue and Mr. Anderson and Ms. Goodwin will meet with WHOA's Privacy Manager to discuss protocol and expectations.

ADJOURNMENT

MOTION by Dr. Coleman to adjourn at 4:00 p.m. Second by Mr. Beresik. MOTION CARRIED, Unanimous.