

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**July 28, 2025**  
**Minutes**

A meeting of the Board of Governors was held in the Conference Room at the Wyndemere Homeowners Association Office. The meeting was properly noticed.

**CALL TO ORDER**

President Anderson called the meeting to order at 3:00 p.m. A quorum was present.

**GOVERNORS PRESENT**

Robert Anderson, President (via Zoom)	Morris Cooper (via Zoom)
Ronald Coleman, Vice President	Kathleen Cosgrove (via Zoom)
Lloyd Wennlund, Secretary	Marilyn Kacy
Christina Lindgren, Treasurer (via Zoom)	Scott McDonald (via Zoom)
Robert Auger (via Zoom)	Bruce Morehead (via Zoom)
Gregory Beresik (via Zoom)	Elizabeth Murray (via Zoom)
Al Chircop (via Zoom)	William Percival (via Zoom)

**ALSO PRESENT**

Heather Goodwin, Executive Director

**APPROVAL OF MINUTES**

**MOTION by Mr. Wennlund to approve the minutes for the May 6, 2025 meeting. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**

**MOTION by Mr. Chircop to approve the minutes for the June 18, 2025 meeting. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.**

**PRESIDENT'S REPORT**

**New Bulk Cable & Internet Agreement**

Mr. Anderson gave an overview of the work the Communications and Entertainment Technologies (CE&T) Committee has done to identify the bulk provider and services that will best meet Wyndemere's present and future needs. He discussed the service providers, the Request for Proposal (RFP), the mandatory pre-bid site visit, the scoring, and the proposed costs. The CE&T Committee's recommendation is to contract with Blue Stream Fiber for the Double Play option (TV & internet). The Board would like Blue Stream to upgrade their channel package. **MOTION by Mr. Beresik to accept the CE&T Committee's recommendation to contract with Blue Stream Fiber for bulk cable TV and internet services and to authorize President Anderson to negotiate and sign the contract after legal review, provided the services are comparable to what we currently have. Second by Mr. Chircop. MOTION CARRIED 13-1, with Mr. Percival opposed.**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Speeding Enforcement Policy**

The Compliance Committee met on July 15, 2025 to determine whether a fine levied by the Board of Governors for a second speeding violation could be imposed. They discussed the fining process, noting the number of people and time required for a nominal dollar amount, and recommended that the Board amend the Speeding Enforcement Policy to make it more effective.

### **Irrigation Trial Update**

We continue to see good results from the ongoing irrigation trial in Rosemeade and Mahogany Bend. Since the trial has been successful, WHOA plans to give 3-4 additional sub-associations the opportunity to contract with us for these services in 2026.

### **SPEEDING VIOLATION – 246 EDGEMERE WAY EAST**

Discussion on a second speeding violation associated with a vehicle registered to the owners of 246 Edgemere Way East. **MOTION by Mr. Anderson to levy a \$50.00 fine against the owners of 246 Edgemere Way East for a second speeding violation, pursuant to WHOA's Speeding Enforcement Policy. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.**

### **SUSPENSION OF USE OF RESIDENT LANE – 874 WYNDEMERE WAY**

Discussion on suspending the use of the resident lane for all vehicles for 874 Wyndemere Way due to the account being more than 90 days delinquent. **MOTION by Mr. Wennlund to suspend use of the resident lane for all vehicles for 874 Wyndemere Way due to the account being more than 90 days delinquent, pursuant to Florida Statutes. Second by Mrs. Kacy. MOTION CARRIED, Unanimous.**

## **TREASURER'S REPORT**

For July 2025, WHOA's fund balances were \$159,116 in the Operating fund and \$1,677,869 in the Replacement fund. We have collected a total of \$239,000 in new owner assessments year to date.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

## **ADJOURNMENT**

**MOTION by Ms. Lindgren to adjourn at 5:25 p.m. Second by Mr. Percival. MOTION CARRIED, Unanimous.**