

**WYNDEMERE HOMEOWNERS ASSOCIATION, INC.**  
**Board of Governors Meeting**  
**November 18, 2025**  
**Minutes**

A meeting of the Board of Governors was held in the Conference Room at the Wyndemere Country Club. The meeting was properly noticed.

**CALL TO ORDER**

President Anderson called the meeting to order at 3:01 p.m. A quorum was present.

**GOVERNORS PRESENT**

Robert Anderson, President	Scott McDonald
Ronald Coleman, Vice President	Bruce Morehead
Lloyd Wennlund, Secretary	Elizabeth Murray (via Zoom)
Gregory Beresik	David Nourse
Morris Cooper	William Percival (via Zoom)
Kathleen Cosgrove (via Zoom)	Hugh Robinson, Alternate
Marilyn Kacy	

**ALSO PRESENT**

Brad Green, WCC President & Acting CEO  
Heather Goodwin, Executive Director  
Patty Scherry, Administrative Specialist

**APPROVAL OF MINUTES**

**MOTION by Mr. Wennlund to approve the minutes of the September 16, 2025, meeting. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**

**CLUB UPDATE**

Mr. Green is currently serving as both President and Chief Executive Officer of the Club. A Search Committee will be formed to find a new CEO. The Leadership Team at the Club is strong, which will allow the Committee to take the time needed to find the best candidate.

**PRESIDENT'S REPORT**

**Front Entry Monument Signage**

WHOA is working on refreshing the logos, lettering, and lighting for both front entry monument signs. Discussion of whether we should retain the current script lettering or change it to block lettering to match the typography in the Club's branding guide. Discussion of the standards presently used throughout the community and at the Club and whether they should be the same. Mr. Anderson will review and discuss with the Club. No changes will be made to the lettering at the front entry at this time.

**FPL – Electric Service**

The south side of Wyndemere loses power more frequently than the north side, especially during hurricanes and storms. WHOA contacted FPL regarding this, and they came out and trimmed the trees away from the power lines above the south and east walls. They have the trimming on a 3-year cycle.

**EXECUTIVE DIRECTOR'S REPORT**

**Hotwire Update**

Hotwire has begun preliminary work in Wyndemere. WHOA will send construction updates to the community as information becomes available.

**Buildium**

WHOA has transitioned to a new HOA management platform, Buildium, which has just launched. This change will allow us to improve efficiency and communication. Residents can update contact information and submit work orders through the Homeowner portal and make ACH payments without fees.

**WHOA 2025 Charity**

For the 2025 holiday season, WHOA selected Fostering Success as the community charity. This organization supports children removed from their homes during times of crisis by providing emergency supplies to relatives or caregivers who may be facing financial challenges. Donations can be dropped off at the WHOA office through December 31, 2025, or residents may contribute directly via the Fostering Success Amazon Wish List.

**TREASURER’S REPORT**

**Financial Report**

WHOA’s fund balances for September 2025 were \$213,603 in the Operating fund and \$1,834,472 in the Replacement fund. We collected a total of \$339,950 in new owner assessments through the end of August.

**Doorway Fees**

As part of Hotwire’s agreement with WHOA, the community received \$253,600 in doorway fees, at \$400 per door. The Finance Committee recommended using a portion of these funds to cover legal fees related to the contract review and the preparation of the Comcast cancellation notice, as well as the Comcast fees for 2026, for a combined total of approximately \$140,000. WHOA’s CPA confirmed that this allocation is permissible. For the remaining funds, the Finance Committee approved placing \$110,000 in a four-month CD at a 4% interest rate and \$3,600 in an operating checking account. The Finance Committee and Board of Governors can determine the best use for these funds at a later date.

**Proposed 2026 Operating & Capital/Replacement Budgets & 5-Year Capital Projection**

Heather Goodwin presented the proposed 2026 Operating and Capital/Replacement Budgets and the 5-Year Capital Projection.

<u>2026 Proposed Assessments</u>		
Master Association Fees	\$1,014.53	18.78% increase, \$160.41 increase per quarter
Quarterly Replacement Fund	\$117.13	4.46% increase
Quarterly Cable Television Fees	\$0.00	Balance of Comcast covered by doorway fees, 12 mos. free service starts 4/1/26
Quarterly Dues Per Unit	\$1,131.66	7.79% TOTAL DECREASE, \$95.56 decrease per quarter

In addition to the doorway fees, Hotwire will provide the first year of service at no charge, beginning April 1, 2026. The proposed 2026 budget incorporates the anticipated use of a portion of the doorway fees to offset the remaining Comcast agreement. Combined with the first year of service provided at no charge, this will result in a quarterly assessment of \$0 for bulk cable TV and internet in 2026.

In 2025, WHOA participated in a South Florida compensation study conducted by FGCU. The study provided information on competitive salaries and benefits for HOA positions in the local market. Ensuring competitive pay supports retention and helps maintain expected service levels. The proposed increase in 2026 operating dues reflects efforts to align wages more closely with those of other premier communities in the area.

The proposed budget reflects a 7.79% decrease in the quarterly assessment compared to 2025. The Board discussed funding needs for long-term capital projects, including road restoration and irrigation pipe replacement, and

concerns regarding a significant increase in the quarterly assessment in 2027. The Board agreed to include an additional \$95.56 for capital reserves, keeping 2026 dues equal to 2025 dues.

**MOTION by Mr. Wennlund to adopt the proposed 2026 Capital/Replacement Budget as amended. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**

**MOTION by Mr. Beresik to adopt the proposed 5-Year Capital Projection as amended. Second by Mr. Cooper. MOTION CARRIED, Unanimous.**

**MOTION by Dr. Coleman to adopt the proposed 2026 Operating Budget as presented. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.**

#### **2024 Audit**

WHOA's 2024 audit was clean.

#### **COMMITTEE REPORTS**

##### **Facilities & Planning Committee**

An air conditioning unit for the Maintenance Shop is scheduled for installation by the end of the year to provide a more comfortable workspace for the Maintenance team. Valley gutter repairs will also be completed by year-end, addressing valley gutters in the community that have been raised by tree roots. The Facilities and Planning Committee recommended the purchase of two additional solar-powered speed radar signs for the community. The total cost is under \$10,000, so this was included in the 2026 Operating budget.

##### **Landscape Committee**

Fall and winter annual flowers are being planted in the common area islands, monument beds, parks, and at the front entry. Hanging baskets are scheduled for installation on December 1, 2025. The triple-trunk Spindle Palm, which replaced the Bismark Palm struck by lightning, has been installed. Additional replacement plants are scheduled for installation throughout the community in December, and holiday lighting installation is currently in progress.

#### **OLD BUSINESS**

Brief discussion of the ongoing issue with iguanas.

#### **NEW BUSINESS**

A resident suggestion that may help reduce wait times at the front gate was presented.

#### **ADJOURNMENT**

**MOTION by Mr. Beresik to adjourn at 5:00 p.m. Second by Mr. Cooper. MOTION CARRIED, Unanimous.**