

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
January 20, 2026
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 3:01 p.m. A quorum was present.

GOVERNORS PRESENT

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

ALSO PRESENT

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

APPROVAL OF MINUTES

MOTION by Mr. Beresik to approve the minutes of the November 18, 2025, meeting. Second by Mr. Chircop. MOTION CARRIED, Unanimous. MOTION by Mr. Beresik to approve the minutes of the December 5, 2025, meeting. Second by Mr. Chircop. MOTION CARRIED, Unanimous.

CLUB UPDATE

The Club's proposed Golf Course and Clubhouse renovation projects have been well received, and approximately 400 residents have voted on these projects to date. There are approximately 20 trucks parking at the Club overnight, which decreases the number of available parking spaces. This is an issue that the Club will need to address. WCC continues to support efforts to reduce the iguana population in Pond Apple.

PRESIDENT'S REPORT

Long-Range Capital Planning

In 2022, WHOA had a reserve study performed by Club Benchmarking. The study evaluated the association's assets, the projected repair and replacement costs for those assets over the next 20 years, and the estimated funding required to complete this work. At the time the study was conducted, it projected a need for approximately \$12 million over the following 20 years. In 2021, the only source of reserve funding was quarterly dues. Since then, additional funding sources have been established, including a new owner assessment and interest earned from laddered CDs, and quarterly fees have also been increased. Two major projects currently planned for 2030 and beyond include road resurfacing and replacement of the sub-surface irrigation mainline piping. If the necessary funds are not available, the Board has the option to obtain a loan or levy a special assessment. The timing of projects can also be adjusted if necessary. The Facilities and Planning and Finance Committees are aware of a potential shortfall and are actively working on this. No projects will begin until all upgrades at the Club have been completed.

Pedestrian & Cyclist Safety

The Privacy Department is creating a small handout summarizing safety guidelines for the roving patrol to distribute to pedestrians and cyclists as needed.

Privacy also continues to monitor speeding within the community. When some residents purchase new vehicles or their lease expires, they remove the barcode from their old vehicle and apply it to the new one instead of stopping to obtain a new barcode. This prevents Privacy from updating their vehicle information, including the license plate number, in the database. This creates an issue when the Traffic Hawk registers a speeding vehicle, as we are unable to identify the owner if the license plate is not in our system. Our Privacy Manager is currently working on a plan to address this issue.

Wyndemere Academy

Mr. Anderson stated that participating in the Wyndemere Academy allows residents to gain a better understanding of how the Club operates.

EXECUTIVE DIRECTOR'S REPORT

Hotwire Update

Comcast's last day of service is March 10, 2026, and Hotwire is on schedule to complete the in-home installations by that date.

Buildium

WHOA has completed the transition to our new HOA management platform, Buildium, which will allow the organization to improve operational efficiency. Residents can update contact information and submit work orders through the Homeowner portal and make ACH payments without fees. Assistance with account activation and autopay setup is available at the WHOA office upon request.

WHOA's 2025 Holiday Charity

A special thank you to Mrs. Murray for coordinating Edgewood's contribution to the holiday charity drive for Fostering Success. Her community collected seventeen backpacks with a stuffed animal inside each. Fostering Success was extremely appreciative of the generous donations from the Wyndemere community.

Board Member Continuing Education

WHOA Board members have until June 30 to complete the required four hours of continuing education. Certificates of completion must be submitted to the WHOA office, and our team is tracking compliance with this requirement.

TREASURERS REPORT

Financial Report

WHOA's fund balances for November 2025 were \$125,246 in the Operating fund and \$1,906,732 in the Replacement fund. We collected \$350,700 in new owner assessments through the end of October. At their January 8, 2026, meeting, the Finance Committee decided to reinvest CDs maturing in 2026 into five different CDs, each with a maximum term of five years, totaling approximately \$850K.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Wennlund stated that he has experienced two flat tires and requested that a reminder be sent to the owners in Grasmere whose homes are currently under renovation, asking that their contractors clean up debris and nails. Mr. Anderson noted that the community now has a street sweeper, which will help address this issue.

Mrs. Murray asked whether HOAs might be going away due to recent news discussions. Mr. Anderson stated that the issue is largely being driven by concerns on the East Coast, and he believes it is unlikely that anything will change.

ADJOURNMENT

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