

WYNDEMERE HOMEOWNERS ASSOCIATION, INC.
Board of Governors Meeting
March 17, 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 3:06 p.m. A quorum was present.

GOVERNORS PRESENT

Robert Anderson, President	William Inglese
Lloyd Wennlund, Secretary	Marilyn Kacy
Christina Lindgren, Treasurer	Scott McDonald
Robert Auger (via Zoom)	Bruce Morehead
Gregory Beresik	Elizabeth Murray (via Zoom)
Al Chircop	William Percival (via Zoom)
Morris Cooper	Larry Stone

ALSO PRESENT

Brad Green, President & Acting CEO, Wyndemere Country Club
Joseph Hamberger
Emily Hersh
Heather Goodwin, Executive Director
Patty Scherry, Executive Assistant

APPROVAL OF MINUTES

MOTION by Mr. Beresik to approve the minutes of the January 20, 2026 meeting. Second by Mrs. Kacy. MOTION CARRIED, Unanimous. MOTION by Mr. Wennlund to approve the minutes of the March 4, 2026 meeting. Second by Mr. Beresik. MOTION CARRIED, Unanimous.

CLUB UPDATE

Mr. Green reported that the Club is very busy with the upcoming renovations and had no further update.

PRESIDENT'S REPORT

Hotwire Update

The Hotwire installations are 90% complete. The remaining 10% are owners who are either not here or have decided to stay with Comcast. The installations did not go as smoothly as anticipated.

Landscape restoration is in progress, and WHOA has submitted an invoice to Hotwire for irrigation repairs performed by our Maintenance team.

Hotwire is offering in-person education sessions at the WHOA office to provide an overview of the system, including the remote control. WHOA is working with them to schedule additional sessions, as the first three

filled up quickly. Mr. Anderson and Ms. Lindgren expressed their appreciation to Heather and her team for all their efforts on the Hotwire project and successfully completing the transition.

Resolution on Operation of Golf Carts on WHOA's Roads

Discussion regarding a proposed resolution to regulate the operation of golf carts on the Master Association's roads within Wyndemere. **MOTION by Mrs. Kacy to adopt the resolution as presented. Second by Mr. Beresik. MOTION CARRIED, Unanimous.**

EXECUTIVE DIRECTOR'S REPORT

Staffing Update

WHOA has several new employees. Alex Sandell has joined the team as our second Community Association Manager (CAM). She has experience managing commercial properties and condominium associations, and we have received positive feedback from the Wyndemere communities she manages. Elvia Santiago continues in her role as Assistant CAM and as backup to Executive Assistant Patty Scherry at the front desk. Her responsibilities as Patty's backup will be expanded to allow Patty to provide additional support to the Executive Director. Julio Fernandez has joined the irrigation team, and Gaby Bautista has joined the Privacy Department and works overnight weekend shifts. Two offices have been reconfigured for more effective use of space.

HOA Board Member Continuing Education Requirement

Pursuant to Florida law, all HOA Board members of an association with fewer than 2,500 parcels must complete four hours of continuing education annually. The deadline is June 30th, and the certificates of completion must be submitted to the WHOA office for tracking purposes.

TREASURERS REPORT

Year-end 2025, WHOA's fund balances were \$66,986 in the Operating fund and \$1,901,675 in the Replacement fund. We collected a total of \$394,380 in new owner assessments in 2025 and \$55,450 in January 2026.

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 18, 2025, through March 17, 2026. Second by Mr. Beresik. MOTION CARRIED, Unanimous.

ACKNOWLEDGEMENT OF DEPARTING GOVERNOR

Mr. Anderson expressed his gratitude to Ronald Coleman for his service to the Wyndemere community. He noted that during his 10 years as a Governor, Dr. Coleman served on various committees and was a tremendous asset to the community.

OLD BUSINESS

Mr. Wennlund inquired about the status of the Privacy team distributing safety reminders to pedestrians and cyclists while on patrol. Privacy Manager Nick Dickson was working on this, and Heather will follow up with him.

Dr. McDonald reported that iguanas continue to be an issue in Pond Apple.

NEW BUSINESS

Mr. Wennlund questioned the violation notices he has received regarding covered vehicles in his driveway. WHOA plans to review the governing documents for recommended revisions, and this restriction will be considered during the process.

Discussion regarding whether the Wyndemere logo is trademarked. Mr. Anderson will speak with the Club about this.

Mrs. Kacy inquired whether our Maintenance staff could remove palm fronds from the street while driving through the community, and it was confirmed that this is the current practice.

ADJOURNMENT

MOTION by Mrs. Kacy to adjourn at 3:45 p.m. Second by Mr. Wennlund. MOTION CARRIED, Unanimous.