

**WYNDHAM VILLAGE HOA, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, February 18, 2015 – 7:00 pm**  
**Location: Madison Green Clubhouse**  
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Approved 3/18/2015

**1. ROLL CALL / DETERMINATION OF BOARD QUORUM**

Board members Present:

Vern Hetherington, Angelique Palmer, Kris Johnson and Karina Fedele

**2. CALL TO ORDER**

Quorum obtained. Called to order at 7:03 pm

**\*\* Nomination for New Board Member**

Kris nominated Virginia Guido to the board as a director, seconded by Vern and passed unanimously.

**3. APPROVAL PRIOR MEETING MINUTES**

Angelique motioned to approve prior meeting minutes as published, seconded by Kris and passed unanimously.

**4. REPORT's:**

**A. Treasurer's Report**

Board reviewed January financial reports, Vern motioned to approve them, seconded by Angelique and passed unanimously

**B. President's Report**

Board working on the sidewalk repairs and tree root work

**C. Manager's Report**

Manager updated Board on status of the common areas of the community

**D. Fine Committee**

The Fine Committee met and agreed to fines for some homes still not in compliance

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**5. UNFINISHED BUSINESS**

**A. Street trees and root pruning and bio-barriers:**

Brickman Landscaping attended the meeting and gave the board their professional opinion as to what roots need to be treated via root pruning and/or bio-barriers and locations. Roots are to be pruned, then root barriers to be added. Typically barrier is added in 10' lengths, five foot on either side of the tree center. There are two types of barrier, one treated with chemicals that the roots do not like and the other is to use a hard plastic to force the roots to grow in another direction. Due to the cost to do all the sidewalks, they will be done in phases over a few years. Brickman offered to measure the whole community to obtain exact measurements and pricing for this project. Cost will determine how many years this project will be scheduled for.

Angelique motioned to accept the proposal from Brickman for the problem areas noted at this time using the hard plastic barrier, seconded by Kris and passed unanimously.

**6. NEW BUSINESS**

**A. One Page Summary of Rules & Regulations:**

Tabled to next month

**B. Community Landscape Standards:**

Board reviewed and tabled to next month.

**C. Jockey Pump for Irrigation System:**

Board reviewed proposal from Hydrodynamics to install a jockey pump and larger tank to ease the burden on the 30hp pump at a cost of just under \$10,000.00. Board discussed but due to expenses of the sidewalks and trees the proposal was declined.

**D. Mailbox Repair & Replacement:**

Manager requested board input as mailboxes and poles are being replaced and repaired and there are variations such as color and hardware colors. Board stated provided the box and pole are green and in good shape they are ok.

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**7. OPEN FORUM/OTHER BUSINESS:**

Each home is required to have 3 palm trees with a minimum 10' of wood when installed. Board discussed if all 3 palms should be the same or can they be varied. Kris motioned that the palms can be a mix of already approved palms: Foxtail, Queen and Sabal and owner must apply for approval using MGM ARC form, Karina seconded the motion, Angelique and Virginia approved, Vern opposed, motion carried.

Angelique made a motion to add hedge material up to \$500.00 to the back of the home that is visible as you enter Wyndham, Virginia seconded the motion, board discussed and put on hold until the next meeting so the rest of the board can view the area. Owner to also be contacted to see if he wants hedge material placed there.

Damage to the swale areas by vehicles was discussed, Manager presented a proposal to put in concrete curbing, board did not approve. Kris motioned to install one sign that states "Keep off the Grass" seconded by Angelique and passed unanimously. Eddie to add more dirt and sod to fill back in both areas.

**8. ADJOURNMENT**

Next meeting will be Wednesday, March 18, 2015 at 6:30 pm for the Fine Appeal Hearing and 7:00 pm for the board meeting and will be held at the MGM clubhouse. There being no further business, Angelique motioned to adjourn, seconded by Kris and passed unanimously at 9:10 pm.

Minutes taken by Beverley Jamason, Property Manager