

WYNDHAM VILLAGE HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, July 22, 2015 – 7:00 pm
Location: Madison Green Clubhouse

Approved 8/19/15

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members Present: Angelique Palmer, Virginia Guido and Karina Fedele
Board members Absent: Kris Johnson

2. CALL TO ORDER

Quorum obtained. Called to order at 7:00 pm

3. APPROVAL PRIOR MEETING MINUTES

Karina motioned to approve prior board meeting minutes as published, seconded by Virginia and passed unanimously.

4. REPORT'S:

B. President's Report

The sidewalk grinding has been completed. Call box is back up and running. The Board is obtaining bids for the lake screen repair. The entry cameras are not working and the community is going obtaining bids to get them working again. The Board is currently obtaining bids for new mailboxes as well. It has been suggested that the community hold a block party. If anyone is interested in this please contact Beverley Jamason and let her know. A number of volunteers from the community are working on the entryway improvement.

A. Treasurer's Report

Property Manager read the current financial statements, Board unanimously approved.

5. UNFINISHED BUSINESS:

A. Sidewalks

The Board gave an update on the sidewalk grinding that has been completed.

6. NEW BUSINESS:

A. RECALL:

July 17, 2015 the Board received by process server 102 recall ballot forms for all Board members as follows:

- Kris Johnson received 102 votes
- Angelique Palmer received 102 votes
- Karina Fedele received 102 votes
- Virginia Guido received 102 votes

20 of the 102 ballots were rescinded by the owners and therefore invalid. They are as follows:

- 1123 Oakwater Dr – 7/11/15

- 1128 Oakwater Dr. - 7/12/15
- 1129 Oakwater – 7/11/15
- 1179 Oakwater Dr. – 7/11/15
- 1181 Oakwater Dr- 7/12/15
- 1183 Oakwater Dr. - 7/12/15
- 1189 Oakwater Dr. - 7/13/15
- 1196 Oakwater Dr. - 7/13/15
- 1203 Oakwater Dr- 7/12/15
- 1204 Oakwater Dr. - 7/12/15
- 1206 Oakwater Dr. - 7/12/15
- 1256 Oakwater Dr. - 7/12/15
- 1263 Gembrook Ct. - 7/11/15
- 1274 Gembrook Ct. - 7/12/15
- 1277 Gembrook Ct. - 7/12/15
- 1306 Isleworth- 7/10/15
- 1314 Isleworth Ct. - 7/11/15
- 1327 Isleworth Ct- 7/13/15
- 1326 Isleworth Ct. - 5/16/15
- 1293 Gembrook Ct. - 5/18/15

3 of the ballots were not signed by the current owner and therefore invalid. There are the following:

- 1244 Oakwater Dr. – Signed by Ricardo Martinez. Property was sold on 6/29/15 to Elizabeth & Lanier Davenport. The ballot was signed 4/16/15.
- 1271 Gembrook Ct. – signed by Natalie Hector. Property was sold on 7/2/15. The ballot was signed 5/12/15.
- 1279 Gembrook Ct – Signed by Christopher Davino. Property was sold on 6/25/15 to Obed Calderon. The ballot was signed 4/15/15.

2 Ballots were submitted for 1172 Oakwater. The earlier ballot received is deemed to be invalid. Also, approximately 32 of the recall ballots submitted were previously submitted and rendered invalid as pre-marked and defective in a prior recall, therefore making them also invalid.

A motion was made by Angelique and seconded by Virginia to not certify the recall as statutorily ineffective. After discussion from the Board and the residents a vote was taken. The motion passed unanimously

7. OPEN FORUM

The floor was opened to the owners. Questions were asked regarding the rescission notices. And whether the meeting notice was posted. Property management confirmed that the meeting notice was posted in time.

8. ADJOURNMENT

There being no further business the meeting was adjourned.

MOTION: Angelique made a motion seconded by Virginia to adjourn the meeting at 7:20 p.m. The motion passed unanimously.

Minutes taken by Beverley Jamason, Property Manager