

WYNDHAM VILLAGE HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, August 19, 2015 – 7:00 pm
Location: Madison Green Clubhouse

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Approved 9/16/15

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members Present: Angelique Palmer, Virginia Guido and Karina Fedele.
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:

A. President's Report

Angelique gave an update noting that prior Board meeting minutes have been posted on the Wyndham page on the Sea Breeze website.

B. Treasurer's Report

Property Manager read the financial statements as of July 31, 2015, Virginia motioned to approve, seconded by Karina and unanimously approved.

5. Unfinished Business

Sidewalks -

Sidewalk grinding has been substantially completed. Several areas need to be removed and re poured.

6. New Business

Cameras – entry way cameras need to be replaced. Mike from All Angles security attended and gave a presentation and Q&A for the Board and owners present. Mike also stated that he can provide a service contract for approximately \$140.00 per month for a 12 month contract to monitor and maintain the cameras. Mike also mentioned that Saybrook used his services for the camera install and

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had FPL Surge Shield in place. Three bids were received. Board members reviewed and requested input from unit owners present at the meeting. Angelique motioned to use All Angles with a price not to exceed \$7,000.00, seconded by Virginia and passed unanimously. Board requested Manager obtain a written service contract from All Angles and to find out about the FPL Surge Shield. Angelique motioned to approve the service contract, seconded by Virginia and passed unanimously.

Front Entry Landscape Improvements – Board reviewed a proposal from High Standards to improve the front entry landscaping, owners present were also asked for input, a picture of the intended plan was requested and will be reviewed again at the next meeting.

7. Open Forum

Owners present expressed an interest in having the gate arms lit (Fairfax has them), Manager to obtain price for the lights.

Board and owners present requested the sidewalks be cleaned. Angelique motioned to approve the front sidewalks be cleaned at a price not to exceed \$400.00, seconded by Karina and passed unanimously.

Block Party was discussed and will be reviewed again at the next meeting.

Replacement of mailboxes was discussed: a legal opinion is in process to determine best and fair way to accomplish this.

The recent Recalls were discussed, at this time the Recalls were granted an extension to reply to the Board's petition for arbitration.

8. ADJOURNMENT

Next meeting will be Wednesday, September 16, 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 Virginia and passed unanimously at 8:05 pm.

Minutes taken by Beverley Jamason, Property Manager