

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

Meeting Minutes

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May 15, 2018

APPROVED 6/19/2018

- 1) Present: Angelique Palmer, Tim Sutton, Karina Fedele, Mike Rada, Pierre Rodriquez
Absent: Virginia Guido
Management Present: Beverley Jamason, LCAM from Sea Breeze CMS, Inc.
Evan Gromet, Administrator from Sea Breeze CMS, Inc.
- 2) This meeting was noticed in the community a minimum of 48 hours prior to the meeting. Called to order at 7:04 pm. Board quorum obtained.
- 3) MOTION: Tim made a motion, seconded by Karina, to approve the April minutes with the correction that at the April meeting Tim was unanimously approved by the Board to be the Treasurer, passed unanimously with this correction.
- 4) **President's Report** was presented by Angelique. After a period of light enforcement over the holiday season, letters for violations within the community have been resumed and include landscaping, roof cleaning, leaving trash cans out, etc. Main Guy to still install the Crepe Myrtles.

Financial report: Beverley Jamason gave an overview of the current period financials. Angelique motioned to approve, seconded by Tim and passed unanimously.

Managers' Report: The Manager gave an update on the community.

Welcome Committee Report: Virginia gave out welcome bags to new owners as needed

Website Update: Karina Continues to keep the website updated as necessary.

CCR Update: Manager gave an update on non-compliance letters that were mailed out.

5) **Unfinished Business:**

Sea Breeze will assist with a bid from Wolves Den for flowers and mulch at entrance.

Up lighting project was discussed, the bids received were not apples to apples with vendors providing various options, Tim offered to review the bids and help meet with vendors for the next meeting.

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6) **New Business:**

Front entry gate project was discussed, Manager to send bids received from two engineering firms to the Board for review as the bids contained several items that need to be done in order to add the gates.

Sidewalk resurfacing and repair was discussed. Tim and Pierre agreed to walk the community to access the scope of the project as per the bids received for grinding and replacement.

The amendment of the governing documents regarding the source of background checks was discussed. Pierre made a motion to start the process. An attorney will need to draft up the proposed amendment, it will be sent out to the community to vote on. At this time the documents state the unit owner is to provide their own credit and background checks but this has led to some mis-information being supplied depending upon the source, if Wyndham performs these checks we will get back the same reports for all prospective tenants and sales. Also, the Credit score was set, the Board would like the option to one time per year review the credit score and be able to change to a higher or lower amount with the vote of those present in person at the Annual Meeting. Motion seconded by Mike and passed unanimously.

Evan Discussed the availability of the FPL LED streetlamp conversion program. Angelique requested the board be advised as to the exact out of pocket cost for conversion and the estimated power savings or added costs. If the information is agreeable to a majority of the Board, Angelique motioned to move ahead with the project, seconded by Tim and passed unanimously.

7) **Open Forum:**

Concerns about lawn maintenance along the lake bank and canal banks were discussed. Community documents were reviewed, they state that owners are responsible to maintain.

8) **Adjournment:** MOTION: Angelique motioned to adjourn, seconded by Pierre at 8:47 pm, passed unanimously. Next meeting June 19, 2018.