

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Meeting Minutes

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August 16, 2016

APPROVED

The meeting was called to order at 7:15pm by Angelique Palmer. Those present were: Angelique Palmer, Virginia Guido, Mike Rada and Pierre Rodriguez. Those absent were Karina Fedele, Tim Sutton and Trey Scully. In addition Peggy Martin, LCAM representing Sea Breeze CMS.

The minutes from July 2016 were reviewed. Virginia made a motion to approve, Pierre seconded and all in favor.

Presidents Report was given by Angelique. She stated the following:

- Seasonal flowers had been replaced by perennials at both side entrance monuments.
- The next newsletter will be going out soon along with a reminder about the mail box installation.
- The call box and entrance street posts have been repainted
- Wyndham HOA, working with the Master Association, is looking into the possibility of installing a gate at the monument on the East berm of Madison Green.
- Wyndham HOA is working with the Master Association to beautify Wyndham's cul-de-sacs by adding more plant material.
- Holiday lighting was discussed and the Manager will contact JM for a proposal for the lights.

Financial report: Peggy Martin, LCAM gave an overview of the finances and all looks good for the community. The receivables are looking better than they ever have in the past as well.

Managers' Report: Peggy Martin, LCAM gave a re-cap of all the months' work being done.

Welcome Committee: Virginia stated that she had welcomed two new families into the community with welcoming bags provided by Sea Breeze and other items personally hand selected.

Old Business:

- Mailboxes- the installation will occur at the end of the month or the first of next. Mike made a motion to send out a letter to all residents if they wanted to keep their old mailbox's to tie a ribbon as a marker onto it. Angelique seconded and all in favor.
- Plantings at entrance beyond the gate arms down both sides of the swales were discussed. Pierre made a motion to approve spending up to \$3,000.00 on the plantings done by Lawnscafer, Virginia seconded and all in favor.
- Lighting up the entrance area swales will come later after the plantings are completed. Discussion will be had on either up lighting or bollards. Bids have already been secured and they will be reviewed and a presentation will be set up of samples of lighting to be presented at a later meeting.
- Tree status- Duffy's is working on securing the permits for the replacement of a dead tree, adding another on and replacing a third tree.

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- Masters Association stated the trimming of bushes around pump station is Wyndham's responsibility. Manager will contact landscape company and ask them to trim. The dead palm tree at the entrance was discussed and the Manger will contact them to see if they are responsible to replace it.

New Business:

- Gate- there are no more maintenance agreements being done. Samco Systems will be called when and if a repair is needed moving forward.
- CCTV –All Angles Maintenance agreement was discussed. It was stated that there is a 30 day out clause and it is on a month to month service. Mike made a motion to cancel them effective immediately, Virginia seconded and all in favor.
- Rental Requirements were discussed. These are the criteria; a credit score is needed by everyone residing in the unit of 550 or more, an application, background checks, the lease consisting of one year plus one day, along with Board approval among others.
- Board discussed changing out the existing signs to match the new mailboxes. Mailbox company to be contacted to provide price to purchase and install.

Open Forum:

Adjournment: Virginia made a motion to adjourn at 9:00pm, seconded by Pierre and all in favor. The next meeting will be held on Tuesday, September 20, 2016 at 7:00pm