

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Located at Madison Green Clubhouse

Meeting Minutes

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August 31, 2017

APPROVED 9/19/17

- 1) Present: Angelique Palmer, Virginia Guido, Karina Fedele, Pierre Rodriquez
Absent: Trey Scully, Tim Sutton, Mike Rada

- 2) This meeting was noticed to the community to start at 7:00 pm. Called to order at 7:06 pm by Angelique Palmer. Quorum obtained

Management Present: Beverley Jamason, LCAM from Sea Breeze CMS.

- 3) MOTION: Virginia made a motion, seconded by Pierre to approve the minutes as published, passed unanimously.

- 4) **Presidents Report** was presented by Angelique.
 - Next newsletter will be sent out to all the owners with the next quarterly bills
 - Irrigation repair work being performed in some of the swale areas
 - Samco gave us plastic nuts to save funds as we can now reattach the gate arm if not damaged

Financial report: Beverley Jamason gave an overview of the July Financials.

Board reviewed past due accounts: Karina motioned to approve, seconded by Angelique and passed unanimously.

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

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

CCR Report: Manager gave an update noting letters sent mainly for dirty roofs and trash cans. Some units had received 2 violation letters and still have not complied or contacted the management office. Notice of Intent to Fine letters will be sent. Fine Appeal Meeting to be held half an hour prior to start of the next Wyndham board meeting.

Website: Virginia offered to check the new Wyndham website for grammar.

- 5) **Unfinished Business:**
We continue to research and obtain bids to add power to the middle island along with adding uplighting to the entryway trees. Uplighting is to be bright white, LED, commercial grade.

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Adding Plants to Cul-De-Sacs now that the irrigation has been completed. Wyndham will install the plants and Madison Green will maintain them. Proposal presented for the 3 areas. Pierre motioned to approve the proposal for up to \$10,000.00 on new plants for all 3 areas and to include two replacement trees. Virginia seconded the motion and passed unanimously.

Adding gate behind #1100 progressing slowly, Budget Fence needs a survey. Other paperwork has been signed.

Proposal presented to add some more plants at the front entrance, but this bid came in higher, Angelique to talk to the landscaper as to why price has increased. If due to reasonable circumstances Pierre motioned to have the work done, seconded by Virginia and passed unanimously.

6) **New Business:**

Holiday Lights – JM holiday Lighting proposal was reviewed, board unanimously approved with a few tweaks to the colors. Poinsettias to be added to tip of the front middle island, for now as summer plants have died, area will just be mulched.

Community Bulletin Board – Angelique offered to stop by Pinehurst to view. Based on positive input from other board members, Pierre motioned to approve up to \$2,500.00 for the new board, provided Board has an opportunity to review the design prior to fabrication and installation, seconded by Virginia and passed unanimously.

Future Possible Projects were raised: Adding more secure entry gates. Cleaning of all the gutters and sidewalks. Tree trimming scheduled for March, 2018.

7) **Open Forum:**

No owners present

8) **Adjournment:** MOTION: Virginia motioned, seconded by Karina to adjourn the meeting at 8:13 pm, passed unanimously. Next meeting to be held on September 19, 2017 at 7:00 pm at the MGM clubhouse.