

WYNDHAM VILLAGE HOA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, September 16, 2015 – 7:00 pm
Location: Madison Green Clubhouse

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Approved 10/20/15

1. ROLL CALL / DETERMINATION OF BOARD QUORUM

Board members Present: Angelique Palmer, Virginia Guido and Karina Fedele.
Kris Johnson sent in his notice of resignation effective September 14, 2015.

2. CALL TO ORDER

Quorum obtained. Called to order at 7:05 pm

3. APPROVAL PRIOR MEETING MINUTES

Angelique motioned to approve the meeting minutes from August 19, 2015 as published, seconded by Virginia and passed unanimously. Angelique motioned to approve the meeting minutes from May 26, 2015 as published, seconded by Virginia and passed unanimously. Board approved posting to the website

4. REPORT'S:

A. President's Report

Angelique gave an update noting that the sidewalk grinding has been completed and replacement of damaged sidewalk is the next step. The front entryway has been pressure cleaned.

B. Treasurer's Report

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

5. Unfinished Business

Sidewalks -

Board reviewed bids received to replace sections of damaged sidewalks. #1168 to be added to the list. Virginia motioned to use the bid presented by Candor Construction, seconded by Angelique and passed unanimously.

6. New Business

Cameras: Scheduled for install by the end of next week. Service contract in place.

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FPL Surge Shield: Location is considered commercial. Monthly cost \$49.90 plus \$50.00 installation. Surge Shield only covers FPL equipment not the cameras, etc. Due to cost and lack of coverage board unanimously approved NOT using the surge shield.

Front Entry Landscape Improvements: Board discussed entryway landscaping improvements. Angelique motioned to approve up to \$5,000.00 for landscape improvements at the front, seconded by Virginia and passed unanimously.

Change Meeting Date: Virginia motioned to change the date of the monthly meeting from the 3rd Wednesday to the 3rd Tuesday, seconded by Karina and passed unanimously.

Entry Monument Wall Maintenance: The walls are looking a little dirty and need to be cleaned prior to installation of new entry plantings, Manager to check with Marcus who did the front entry sidewalks to clean the walls.

Gate Arms: Board requested a price to add reflectors to the gate arms.

Holiday Lights: Board requested bids for holiday lights up to \$2,500.00

Mailboxes: As per legal opinion, the Board has the authority to replace, matter tabled at this time.

7. Open Forum

Owner requested a speed limit sign be added close to her home, matter was discussed and area to be viewed by the board as a speed bump may deter speeders more so than a sign.

8. ADJOURNMENT

Next meeting will be Tuesday, October 20, 2015 at 6:30 pm for the Fine Appeal Hearing (if needed) 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 Karina and passed unanimously at 8:20 pm.

Minutes taken by Beverley Jamason, Property Manager