

# WYNDHAM VILLAGE HOA, INC.

## BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

### Meeting Minutes

Page One of Two

July 17, 2018

APPROVED 8/21/18

- 1) Present: Angelique Palmer, Tim Sutton, Karina Fedele, Virginia Guido  
Absent: Mike Rada, Pierre Rodriquez  
Management Present: Beverley Jamason, LCAM from Sea Breeze CMS, Inc.  
Evan Gromet, Administrative Assistant from Sea Breeze CMS, Inc.
- 2) This meeting was noticed in the community a minimum of 48 hours prior to the meeting via posting at entryway. Called to order at 7:01 pm. Board quorum obtained.
- 3) MOTION: Angelique made a motion, seconded by Virginia, to approve the prior meeting minutes as published, passed unanimously.
- 4) **President's Report** was presented by Angelique. Holiday lights were discussed, Wolves Den put in the summer plants. Main Guy to still install the Crepe Myrtles.

**Financial report:** Property Tim gave an overview of the current period financials. Tim motioned to approve, seconded by Virginia and passed unanimously. Beverley read the status of the past due accounts and gave an update on status of owners on payment plans. Board approved past due unit with a tenant in it to send a letter to have tenant pay us rent.

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

**Welcome Committee Report:** Virginia gave out welcome bags to new owners as needed. 1 given out since last meeting.

**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.

No units to be fined this month.

#### 5) **Unfinished Business:**

Main Guy still needs to install 3 Crepe Myrtles. Board approved one final attempt to contact the company and give them 10 days to respond and if no luck to send a certified letter stating we will be doing the work with another vendor and we will be paying the new vendor for the work.

# WYNDHAM VILLAGE HOA, INC.

## BOARD OF DIRECTORS MEETING

Located at Madison Green Clubhouse

### Meeting Minutes

Page Two of Two

July 17, 2018

#### 5) Continued:

Contract signed with FPL for the new lights. Installation date is anticipated September/October time.

Entryway Up-lighting – Tim gave an update, electrician back from vacation and will be supplied information on the Kichler fixture.

Front Entry New Gates – Checking with the Village to see if there is room to stack cars and any other considerations prior to incurring gate expenses.

#### 6) New Business:

Bollards at front of the community need to be painted along with the gate arm boxes, Board approved having the work done and using a bronze color paint to match the mailboxes.

Holiday Lights – bids to include wrapping the trunks of the oaks along the entry and exit sidewalk as will have power there before the holidays.

#### 7) Open Forum:

Maybe use colored lens in the entry way lights for the holiday season.

Newsletter Items:

#### 8) Adjournment: MOTION: There being no further business, Virginia motioned to adjourn, seconded by Tim at 7:54 pm, passed unanimously. Next meeting will be on August 21, 2018.