

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

Meeting Minutes

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August 21, 2018

APPROVED 9/18/2018 brd mtg.

- 1) Present: Angelique Palmer, Tim Sutton, Karina Fedele, Virginia Guido, Mike Rada, Pierre Rodriquez
Absent: None
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 7:00 pm. Board quorum obtained.
- 3) MOTION: Virginia made a motion, seconded by Tim, to approve the prior meeting minutes as published, passed unanimously.
- 4) **President's Report** was presented by Angelique. Crepe Myrtles have been installed. Cul-de-sacs are now complete. FPL light install scheduled for middle September.

Financial report: Property Manager 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.

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.

Fines approved on two units for failure to comply with requests to clean dirty roofs

5) **Unfinished Business:**

Up lighting at entrance project. Tim motioned to approve having Darryl Schmidt Electric do the work as per the proposal he submitted, seconded by Pierre and approved unanimously. 50% deposit payment to be issued.

Front Entrance Gates: 2019 project. Board discussed options.

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5) Continued:

Holiday Lights: Bid from JM received, board requested revised bid to include lighting all 12 trees and then bid out with Randy's, Holiday Lighting by Design and Lighting Guy.

Approved paint/stain colors for driveways: First, cannot paint over the sidewalk, driveway and apron only. Neutral colors only. Board unanimously approved that driveways can be painted or stained but only with approved color palette to be selected by the Board.

6) New Business:

7) Open Forum:

Newsletter Items:

8) Adjournment: MOTION: There being no further business, Tim motioned to adjourn, seconded by Mike at 8:44 pm, passed unanimously. Next meeting will be on September 18, 2018 at 7:00 pm.