

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

Meeting Minutes

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July 25, 2019

APPROVED

- 1) Present: Angelique Palmer, Virginia Guido, Pierre Rodriquez and Christine Granados
- 2) Absent: Mike Rada and Tim Sutton

Management Present: Krystle Medina LCAM from Sea Breeze CMS, Inc.

- 3) This meeting was noticed in the community a minimum of 48 hours prior to the meeting via posting at entryway. Called to order at 7:10pm. Board quorum obtained.
- 4) MOTION: Pierre made a motion, seconded by Virginia to approve the prior meeting minutes from June 18, 2019 as published, passed unanimously.
- 4) Reports:

President's Report was presented by Angelique.

Thanked Krystle Marie for installing American Flags at the Community entrance in celebration of July 4th.

Provided an update on the new gate loop installed by Samco.

Complimented South Florida Mailbox for installing the new street sign at the Community entrance.

Tree at 1291 Oakwater has been replaced.

Financial report: Angelique read the financial reports as of 6/30/2019 and gave an update on past due accounts.

Welcome Committee report: Report provided by Virginia Guido.

CCR Update: Manager gave an update on non-compliance letters that were mailed out. Manager to inspect open violations and provide Notice to units in violation accordingly. Board unanimously agreed with all the recommendations made by the Fine Committee.

1108 Dirty Roof, 1286 Dirty Roof, 1275 Exterior Paint, 1196 Dirty Roof Dirty Driveway, 1179 Landscape Beds, 1268 Trash in front of Home.

- 5) **Unfinished Business:**

Front Entrance Gates: 2019 project. Board continued to discuss options.

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6) **New Business:**

The Board appointed Christine Granados as a Director. Board unanimously agreed.

The Board discussed adding new landscaping around entrance signs, will consider working with a landscape architect.

The Board discussed running background and credit reports on lease applicants. Unit owner would be responsible for costs. Pierre made a motion seconded by Virginia. Board unanimously agreed.

7) **Open Forum:**

No Questions were brought before the Board.

8) **Adjournment:** MOTION: There being no further business, Angelique motioned to adjourn, seconded by Pierre at 8:05 pm, passed unanimously. Next meeting will be August 20, 2019 and will be a regular board meeting.