

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

Meeting Minutes

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August 20, 2019

APPROVED

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

Management Present: Beverley Jamason 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 7:12pm. Board quorum obtained.
- 4) MOTION: Time made a motion, seconded by Mike to approve the prior meeting minutes from July 25, 2019 as published, passed unanimously.
- 4) Reports:

President's Report was presented by Angelique.
Tree at 1291 Oakwater has been replaced.
Suggested to have 2 sidewalks repaired.

Financial report: Angelique read the financial reports as of 7/31/2019 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.

1275 house needs painting, 1295 trash Bin at front door, 1300 dirty roof, 1317 maintain yard, 1117 rust stains on driveway, 1178 add plant beds, add palm tree, 1216 trim needs to be painted, 1220 maintain plant beds, 1247 trash bin at curb, 1250 repair fascia under roof, 1252 dirty driveway

- 5) **Unfinished Business:**

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

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6) **New Business:**

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

7) **Open Forum:**

No Questions were brought before the Board.

8) **Adjournment:** MOTION: There being no further business, Angelique motioned to adjourn, seconded by Virginia at 8:22 pm, passed unanimously. Next meeting will be September 17, 2019 and will be a regular board meeting.