

WYNDHAM VILLAGE HOA, INC.

BOARD OF DIRECTORS MEETING

Location: Madison Green Clubhouse

Meeting Minutes

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October 15, 2019

APPROVED

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

Management Present: Krystle Marie 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 6:53pm. Board quorum obtained.
- 4) MOTION: Angelique made a motion, seconded by Virginia to approve the prior meeting minutes from the September, 2019 as previously published, passed unanimously.
- 4) Reports:

President's Report was presented by Angelique.

Would like to have Project X come into the Community to collect cans for their charity.

Elections are coming up and would like to introduce the Board to more neighbors throughout the Community.

Very happy with Joel's Landscaping, they did a great job trimming the trees at the front entrance. 1178 mailbox was repaired with care by South Florida Mailbox.

Financial report: Angelique read the financial reports as of 9/30/2019 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.

Unfinished Business:

Board has sent out a soft survey to see what the Community's thoughts are on adding gates to the entrance.

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5) **New Business:**

The Board discussed adding new landscaping around entrance signs, will consider working with a landscape architect. The proposal was received by Joel's landscaping. The Board would like to add this to next year's projects.

The Board discussed having curbing added to entrance roadway to prevent vehicles from riding on grass. They received a proposal from All County Paving but would like a different curb style. Proposal will be available at next meeting.

The Board discussed the entrance pressure washing to be done by Oliver Twist. Angelique made a motion to accept the proposal seconded by Mike, all in favor.

6) **Open Forum:**

A resident had recommendations to the Board and management to provide harder violation inspection practices.

A resident stated she had no comment but she likes to attend the meetings.

7) **Adjournment:** MOTION: There being no further business, Virginia motioned to adjourn, seconded by Christine at 8:03pm, passed unanimously. Next meeting will be November 5, 2019 and will be the Annual Meeting.