

MINUTES OF BOARD OF DIRECTORS MEETING JANUARY 7, 2010

A Board of Directors meeting of the Wynmoor Community Council was held in West Wing I on the 7TH DAY OF JANUARY, 2010, at 1:30 P.M.

Officers Absent: Julian Ganak, Council Board of Directors Treasurer

The following members **were absent, and were represented** by their duly elected Alternates:

Elliot Rappaport, represented by Alternate, Arnold Swartz
Arline Elkind, represented by Alternate, Sonya Seyler
Rose Ortiz, represented by Alternate, Marcia Landy

The following members **were absent, but were not represented** by their duly elected Alternates:

David Pollack	-	Lucaya II (272)	
Stanley Karman	-	Antigua I C (48)	
Sam Katz	-	Martinique II D (32)	
Rose Whelan	-	Victoria A (56)	- Dorothy
Somer	-	Victoria D (48)	

The representatives of the Board of Directors comprise a total of 5,260 votes. **There were 456 absent votes. The meeting proceeded with 4,804 votes, comprising a quorum.**

President HAROLD GOLDBERG, presided, and Secretary, JACK DEITCHMAN, kept the Minutes thereof.

MINUTES: The Minutes of the Board of Directors Meeting of December 3, 2009 were approved and adopted as presented.

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PRESIDENT'S REPORT

President Goldberg opened the meeting by welcoming the newly elected Board Members. Marvin Goldberg, Elliot Rappaport, Donna Zweben, Bill Frever, Israel Grossman, Joan Sampson, John Carson, Dorothy Kornheiser and Jackie Railey. He then announced that next Monday, January 11th at 1:30 PM in the West Wing, there will be a Special Executive Committee Meeting and immediately following a Special Council Board of Directors Meeting. The purpose of these meetings is for the approval of the independent auditors to perform the year 2009 Wynmoor Community Council audit. The reason this is being done is because we got a very short notice from the company we had before advising us that they are no longer conducting condominium community audits and we should locate another firm. President Goldberg also reported that there was a meeting with Michael Curtis, VP of East Florida Primary Care, LLC and Stacy Modlin, Chief Operations Officer of Northwest Medical Center to redefine some of the services to be provided by Dr. Allahrakha's medical staff in Wynmoor. It was agreed that residents are entitled to all blood pressure and bandage changes as requested. It was also agreed that there would be another nurse added to the staff and if the number of patients continue to increase creating an undesirable waiting period to see the doctor, a doctor from a nearby office would be called in.

TREASURER'S REPORT: In Julian Ganak's absence, Kevin Norton, deputy Chairman, Budget & Finance Committee, explained the Council Reserve Report as of December 31, 2009 (which report was distributed to all members present), showing a bank balance of \$1,338,461.62. Cash balance in the Capital Fund is \$684,842.55 and the Operating Account \$1,107,916.51. The next regular meeting of the Budget & Finance Committee is scheduled for Wednesday, January 27th at 9:00AM in the Administration Multi-Purpose Room. All are welcome to attend.

COMMITTEE REPORTS: Ralph Trapper, Chairman of the General Services Committee announced the next meeting will be January 27th (4th Wednesday of each month) in Card Room #4 at 1:30 PM.

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Joan Sampson, Chairperson of the Grounds Committee state that they had met today and the next meeting will be February 18th (3rd Thursday of each month) in Card Room #4 at 9:30 AM.

Ceil Eitman announced that Wynmoor's 35th Anniversary celebration continues Saturday, January 9th with the Wynmoor Showcase, arranged by Carla Romaner, from 11:30 to 4:00 PM at the Lyons Road Community Center. The Showcase will feature arts, crafts, watercolors, oils, pottery, live entertainment and demonstrations. Bus service from the theatre will be provided. Departure and return schedule is posted on building bulletin boards and on channel 98.

ADMINISTRATOR'S REPORT: Administrator Bruce Bandler began by wishing everyone a Happy New Year! Bruce expressed his disappointment of not seeing Jay Meisel in his usual spot and also expressed his confidence in the "new board". He then introduced Jim Hartman who is our Representative with Community Insurance and stated that the Florida State Statute 718 added to the law that for compliance regulations the Board of Directors announce to the people through a motion the deductible for the insurance policy. Mr. Hartman will answer any questions when the motion is presented. Bruce also reported that a few months ago he had been interviewed by Kathy Danforth of the Florida Community Association Journal. (Wynmoor Gardens is featured on the cover.) This is a very informative article and Wynmoor has received some good publicity from it. All board members present were given a copy.

OLD BUSINESS: None

NEW BUSINESS: President Goldberg announced that there are nominations today for Council Officers. The officer's terms expiring are 1) President 2) Second Vice President 3) Fourth Vice President 4) Treasurer. A nomination for Harold Goldberg as President was made by Dorothy Kornheiser and was seconded by Carla Romaner. Mr. Goldberg extended his thanks and accepted the nomination. There being no further nominations for President the nominations for that office were closed. Nominations for Second Vice President were opened and Pete DiRosa nominated Jack Mendelson which was seconded by Stanley Cohen. David Lieberman nominated Neil Nota and was seconded by Carla Romaner. There being no further nominations for Second Vice

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President the nominations for that office were closed. Nominations for Fourth Vice President were opened and Lloyd Schildcrout nominated Jake Green and Joan Sampson seconded. There being no further nominations for Fourth Vice President the nominations for that office were closed. Nominations for Treasurer were opened and Ernest Hartog nominated Kevin Norton seconded by Al Schwarz. There being no further nominations for Treasurer, nominations for that office were closed.

- a) As approved and unanimously recommended by the Executive Committee and on **MOTION** by Irving Jacobson, and seconded by Chick Chase, it was

Resolved that the Council Board of Directors in accordance with the requirements of Florida Statute 718.111(11)(3) that the insurance deductible for the year 2010 Master Insurance Policy will be five (5) percent of the value of each building, for an appraised value of \$671,656,000.00 which will cost Wynmoor an annual premium of \$2,248,000.00. At the time of the evaluation and deductible determination no special assessment is required.

Donna Zweben questioned when this became mandatory in the Statutes.

Jack Deitchman explained that the 2008 Legislature made changes to 718 requiring us to submit, hear and pass motion on the amount of the deductible. The reason being; smaller communities try to self-insure and this will not work on a community the size of Wynmoor as it would cost too much.

A vote by show of hands indicated that the **MOTION PASSED BY A MAJORITY (4412)** with Fannie Salzer of Martinique I (88) and Donna Zweben of Bahama (304) abstaining.

- b) As approved and recommended by the Executive Committee, and on **MOTION** by Chick Chase, and seconded by Pete DiRosa, it was

Resolved that the Council Board of Directors as approved by the Executive Committee approve the placement upon two (2) Wynmoor buses advertising the Promenade Shopping Center,

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In addition to the placement of the Wynmoor logo. The Promenade will pay Wynmoor \$500.00 per month per bus for six (6) months for a total of \$6,000.00. Wynmoor Community Council will have final approval authority of the advertising art work.

A vote by show of hands indicated that the **MOTION PASSED BY A MAJORITY (4412)** with Donna Zweben of Bahama voting NO (304) and Fannie Salzer of Martinique I (88) abstaining.

- c) As approved and unanimously recommended by the Executive Committee, and on **MOTION** by Jake Green, and seconded by Stanley Cohen, it was

Resolved that the Council Board of Directors as unanimously approved by the Executive Committee approve the changing of the daily golf course guest fees to be consistent with the resident daily fees effective January 7, 2010.

A vote by show of hands indicated that the **MOTION PASSED UNANIMOUSLY.**

- d) As approved and recommended by the Executive Committee, and on **MOTION** BY Irving Jacobson, and seconded by Pete DiRosa, it was

Resolved that the Council Board of Directors approve the securing of a loan for the purchase of the following Grounds Maintenance Equipment from Hector Turf Equipment Corporation who is the regional Toro supplier, and as further provided for, planned and approved with the year 2010 Budget equipment reserve.

- 1) One Verticut RM5510/5610 and associated Toro Pro Sweep 52100/including Flowtronex Pump Log/Site Pro Software Integration for irrigation control for golf course operations.
- 2) Four Toro Workman 3200 including roof tops and windshields with two spares for general grounds department operations.

The total cost of the loan shall be \$101,324.34 of which 35% is for the golf course and 65% for general grounds operations. The loan will be financed over a period of four (4) years with an interest rate of 6% with monthly payments being approximately \$2,400.00.

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Administrator Bruce Bandler introduced Jason Ellington, Asst. Director of Grounds Maintenance and Joe Bambino, Golf Course Superintendent, stating they are here to answer questions concerning the need for the requested equipment and Keith Arnold, CFO would answer questions concerning the financing.

Stan Dornbaum stated that he is against the loan as it requires Wynmoor to pay interest rather than acquiring the equipment through the 2010 Budget that it was voted into.

A vote by show of hands indicated that the **MOTION PASSED WITH A MAJORITY (4556)** with Stan Dornbaum of Andros voting NO (248).

Good and Welfare: President Goldberg thanked and accepted Dorothy Kornheiser's nomination of him for President. He then gave each nominee an opportunity to speak. Neil Nota and Jack Mendelson each thanked the Council Board of Directors for the privilege and opportunity to run for the vacant office of Second Vice President. Jake Green, sole nominee for the Office of Fourth Vice President, expressed his gratitude to the Board to be able to continue his service to Wynmoor. Kevin Norton thanked the Board for the opportunity to serve this community as Treasurer and to join in helping make Wynmoor a better place.

President Goldberg announced that on February 4th (which would be the scheduled day for the Board of Directors meeting and Officer's elections) his wife is scheduled for a surgical procedure and is concerned he will not be able to preside. Therefore, in accordance with the authority granted in the by-laws, the February meeting and elections will be postponed until Thursday, February 11th.

Elayne Goldenbach expressed her concerns about Board Members who might not be available to vote and asked if proxies would be allowed. The answer was NO.

Arnold Swartz suggested a letter of thanks be written to Julian Ganak, Treasurer (who is stepping down) for all his years of service to the community. President Goldberg replied that a plaque was presented to him at the Council Dinner.

Sandra Bauman reported several maintenance issues in the East Wing. Jack Kubasek responded that these were detected on the weekly inspection and most have already been taken care of or are in the process.

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Mikkie Belvedere, Commissioner for the City of Coconut Creek explained that there are only ten (10) questions to be asked on the Census and no one will be asked for Social Security Numbers or bank account numbers. Each Census Taker is required to carry Identification and will only knock on your door if you fail to mail in the form provided to you. She also announced several special events that the City has planned. On Sunday, January 10th there is a concert in the same area as the Showcase from 11:30 to 1:00. Sunday, January 17th a car show will be held from 10:00 to 4:00 at the Community Center. Saturday, January 23rd there will be a Dog Expo at the Doggie Park in Windmill Park. Saturday, January 30th an Antique Show will be held at the recreation center on Lyons Road and Sol Press Avenue from 8:00 to 2:30 and for a small fee they will advise you if items presented have any value. Commissioner Belvedere stated that she has received some calls regarding items not taken during the bulk pickup. The City is aware of it and items will be picked up today.

John Guisti, Director of Security announced that each Census Taker will be asked to show I.D. at the gate before they are allowed on property. He also suggested that when they knock on a door the resident should also ask to see an I.D. Do not let them in your home. If no I.D. is produced, close and lock the door and call Security immediately.

Jack Mendelson, President of CAPS announced the next meeting would be on Friday, January 15th at 9:30 AM in the Multi-Media Room. Topic of discussion is on "How to Hire Aides". John Guisti will be one of the speakers. Judy Banks from the Coconut Creek Police Department will be there and we will also have someone from a home health agency present.

Ernest Hartog questioned why the full report of the progress on the new computer system was not presented. It was explained that this meeting and the February meeting would run too long due to motions and nominations and elections of Council Officers. This report will be rescheduled and presented at a later date.

Administrator Bruce Bandler reported that the voting process would be done with "poker chips" representing the amount of votes you have. A curtain will be setup to walk through to place your chips in the box for the candidate of your choice. The chips will be counted and we will have witnesses from outside Wynmoor to make sure there is no "hanky panky".

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Stan Cohen commended both Neil Nota and Jack Mendelson on their excellent qualifications to be elected as Second Vice President and it will not be an easy choice to make as they are both fine gentlemen.

Carla Romaner announced that anyone who will be displaying artwork at the Wynmoor Showcase on Saturday should bring it to the Community Center between 1:00 PM and 4:00 PM.

Jeff Solomon commended Roz Greenberg for her help during "Kids Week" and also for the White Elephant Sale which will take place on February 26th in the Grand Ballroom from 10:00 AM to 2:00 PM and the tables for \$10.00 are available now in the Recreation Office by the walking pool.

President Goldberg announced he has also sent a letter to Julius and Bobbi Yablonsky for their tireless dedication and help during the Children's Christmas Break activities.

John Walsh a former "snowbird" extended a special thanks to everyone involved in making the New Year's Eve party a fabulous event.

Jack Kubasek, Asst. Administrator announced that in conjunction with FPL there will be a complete energy survey. All aspects of electrical usage will be inspected in each apartment and a written report submitted to the residents informing them of any problems and advising as to how to conserve and become more energy efficient. The inspections will begin on Monday in the 2-story buildings. Notices will be posted and Security will accompany FPL into the units.

ADJOURNMENT: There being no further pertinent business to come before this Board, the meeting was adjourned at 2:45 PM.
Respectfully submitted,

WYNMOOR COMMUNITY COUNCIL

Jack Deitchman, Secretary

Minutes transcribed by Betty Hasting