

**MINUTES  
OF  
BOARD OF DIRECTORS MEETING  
APRIL 1, 2010**

A Board of Directors Meeting of the Wynmoor Community Council was held in West Wing I on the 1<sup>st</sup> day of April, 2010 at 1:30 PM.

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

David Winton, represented by Alternate Joel Feher  
Al Schwarz, represented by Kevin Norton

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

William Ritholtz	-	Antigua I D (48)
Selma Hellman	-	Lucaya I (272)
Sam Katz	-	Martinique II D (32)
Arline Elkind	-	Portofino I C (56)
Israel Grossman	-	Portofino I E (56)
Robert Gold	-	Victoria G (56)

The Representatives of the Board of Directors comprise a total of 5,260 votes. There were 520 absent votes. The meeting proceeded with 4,740 votes, comprising a quorum.

President Goldberg presided, and Secretary Jack Deitchman kept the Minutes thereof.

**MINUTES:** The Minutes of the Board of Directors Meeting of March 4, 2010, under Good and Welfare, are amended and corrected as follows: (1) There was a discussion related to the combining of the Rules and Regulations Committee with the standing By-Laws Committee. The former Rules and Regulations Committee Chairwoman expressed her dismay with the action taken and that she thought it to be premature. The President explained the rationale for the change, and that it was discussed with the Officers and it was agreed that the interrelation of the Committee's efforts was thought to be an effective incorporation. (It was suggested that the Council Board of the Directors review the "Committee Handbook" which has been issued to each Board Member.) (2) In reference to the Attendance Record, the following member was absent and was represented by his duly elected Alternate: Stanley Dornbaum, represented by Alternate Myrna Berger. After the amendment and correction the Minutes were approved and adopted as presented.

**PRESIDENT'S REPORT:** President Goldberg reported that the medical office has a new manager from the Hospital Corporation of America and she told him if there were any problems she would get back to him immediately.

President Goldberg also reported that we now have two (2) doctors, so if one is unable to be here the other one takes his place and everything appears to be running smoothly.

**TREASURER'S REPORT:** Keith Arnold, CFO, explained the Council Reserve Report as of March 31, 2010, (which report was distributed to all members present), showing a bank balance of \$1,422,678.09. Cash balance in the Capital Fund is \$695,483.65 and in the Operation Account \$1,141,526.25. Keith also explained that at the next Budget and Finance Committee meeting on April 24<sup>th</sup> a presentation will be given as to what is needed to complete the new computer system.

**COMMITTEE REPORTS:** Ralph Trapper, Chairman of the General Services Committee announced their next meeting would be Wednesday, April 28<sup>th</sup> at 1:30 PM in Card Room #4. The agenda will be on the handicap ramps at the East and West Wings of the Theatre Complex, stops signs and entry directional control for the parking lot at the Country Club.

Joan Sampson, Chairperson of the Grounds Committee, announced their next meeting would be on Thursday, April 15<sup>th</sup> at 9:30 AM in Card Room #4. The agenda will be a discussion on further adjustments to the theatre area.

**ADMINISTRATOR'S REPORT:** Administrator Bruce Bandler reported that Wynmoor has 1.4 million dollars in Reserves and in going back to 2004 there was only \$393,000. so that is definitely going in the right direction. He also reported the following: The Workers' Comp experience rate, based on the amount of accidents has gone from 1.18 points down to .96. This will result in a savings of over \$43,000. In 2008 between the EMS and the medical Wynmoor was paying \$177,000. for three (3) months and in 2009 \$111,000. was paid out for the nurses for one quarter. Not only are we not paying \$111,000. for three (3) months, Wynmoor made \$15,000. in the medical center between the rent from NorthWest and the pharmacy. That is a turn around in one (1) year of \$127,000. As a result, maintenance went down \$11.21 from 2008. The Wynmoor Real Estate office has sold 120 units in the first quarter of this year and Wynmoor collected over \$11,000. in rent for those three (3) months. A survey was sent to the residents and over 1,000 have been received back with 40% being seasonal owners and renters. Approximately 25% of the people gave comments which will be printed in the News and Views. John Guisti, Director of Security/Transportation has undergone successful gallbladder surgery and will be returning to work on Monday. Lucy Ortiz was introduced, as she will be filling in for John until his return. April 8<sup>th</sup> Peter Levine from the Real Estate Division will be here in the Grand Ballroom A from 9:00 AM to 11:00 AM.

In answer to Donna Zweben regarding the \$11.21 reduction in maintenance, it was explained that was for Council not the individual unit owner.

**OLD BUSINESS:** None

**NEW BUSINESS:** President Goldberg called for the first motion on the agenda.

1) As approved and recommended by the Executive Committee, and on **MOTION** by Irving Jacobson, seconded by Jake Green, it was

**RESOLVED**, that the Council Board of Directors approve the placement of an automatic access door for the Medical Office along the walkway on the west clubhouse wall south of the bulletin board for direct patient entrance into the waiting room. All related costs for all aspects of the modification will be paid by the Hospital Corporation of America.

President Goldberg called for a vote by show of hands. The Motion passed with a majority vote of 4,652 with Fannie Salzer, Martinique I (88) abstaining.

2) As approved and recommended by the Executive Committee, and on **MOTION** by Neil Nota, seconded by Irving Jacobson, it was

**RESOLVED**, that the Council Board of Directors approve to restrict smoking at the Theatre Complex including the East and West Wings, Country Club Complex and the Tennis Court Complex except in designated areas determined at the discretion of the Management Committee.

President Goldberg called for a vote by show of hands. The Motion passed with a majority vote of 4,380 with David Lieberman, Antigua II (272) voting NO and Fannie Salzer, Martinique I (88) abstaining.

3) As approved and recommended by the Executive Committee, and on **MOTION** by Chick Chase, seconded by Jake Green, it was

**RESOLVED**, that the Council Board of Directors approve the donation of the golf course on February 12, 2011 to the Susan G. Komen Breast Cancer Foundation to conduct the Rally for the Cure.

A discussion followed concerning the legality of approving a motion for next year. Jack Deitchman stated that the Board has the right to approve a motion no matter what the year is and each Board is a continuum of the previous Board and has the right to change a motion if they choose to do so.

President Goldberg called for a vote by show of hands. The Motion passed with a majority vote of 4,652 with Fannie Salzer, Martinique I (88) abstaining.

4) As approved and recommended by the Executive Committee, and on **MOTION** by Jack Deitchman, seconded by Irving Jacobson, it was

**RESOLVED**, that the Council Board of Directors approve an increase of 6.5% in the Administrator's 2010 salary in the amount of \$8,000. based upon his 2009 performance.

After discussion, President Goldberg called for a vote by show of hands. The Motion passed with a majority vote of 4,260 with Donna Zweben, Bahama (304) voting NO and Marjorie Turetzky, Martinique II F (48), Roslyn Greenberg, Nassau West I (44) and Allan Barnett, Nassau West II (84) abstaining.

**ADJOURNMENT:** There being no further business to come before this Board, the meeting was adjourned at 2:20 PM.

Respectfully submitted,

WYNMOOR COMMUNITY COUNCIL

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Jack Deitchman, Secretary

Minutes transcribed by Betty Hasting