

**MINUTES OF THE
BOARD OF DIRECTORS MEETING
January 05, 2012**

The Board of Directors meeting of the Wynmoor Community Council was held in West Wing I on the 5th day of January, 2012 at 1:30 PM.

The following Member was absent, and was represented by their duly elected Alternate:

Joan Sampson (Victoria F (2901)

Wilbur Wright

The following Officers/Members were absent and not represented by their duly elected Alternates:

Lloyd Schildcrout
Margaret O'Rouke
Stanley Cohen

Antigua 1B (2504)
Martinique II E (4302)
Victoria B (2801)

The Representatives of the Board of Directors comprise a total of 5,260 votes. There were 152 absent votes. The meeting proceeded with 5,108 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 1, 2011 were approved and adopted as presented.

PRESIDENT'S REPORT: The President, Harold Goldberg wished everyone Happy New Year. We have had a great year and he thanked all of the Board members. The President reported Stan Sampson, Council Person Joan Sampson's husband has passed away. The President welcomed the new council members: Ceil Eitman (Aruba); Elaine Abolafia (Bahama); Jack Goldman (Antiqua 1(D); Freddy Etter (Victoria G). The President also thanked the previous Council Members for their service. Elliot Rappaport; Dona Zweban; Robert Gold; William Ritholtz.

TREASURER'S REPORT: The Treasurer, Kevin Norton, explained the Council Reserve Report for December 30, 2011 and detailed the amounts therein to the Council members. A copy of the reserve report herewith attached contains the details that were reported upon. He also reported that currently there is \$759,738 in the Capitol account, and \$252,000 in the Comcast equalization fund. There were no questions or comments on the Treasurer's report. The Treasurer then made a statement to the Council explaining his purchase of a second home; however it was indicated Wynmoor was his actual home and he will be residing within his Wynmoor

Unit notwithstanding the other home, and considers Wynmoor his primary residence. He also advised the Council how honored he is to be Wynmoor's Treasurer and asked the Council to consider his dedication to the Community and vote for him. The Council members by applause indicated there full support for Kevin.

COMMITTEE REPORTS: Ralph Trapper, Chairman of the General Services Committee reported the next meeting would be Wednesday, February 22, 2012, in East Wing Card Room #4 at 1:30 PM.

Rose Ortiz reported the Architect is still working on the renderings for the Gate upgrades. As soon as the data is available a meeting will be called and noticed at the Council Office bulletin board.

ADMINISTRATOR'S REPORT: Bruce Bandler reported that both the Council Party and the New Year's party were exceptional affairs; everyone had a very good time. He reported that the Thursday Hockey Night has been very successful with an average attendance of apx 250. He urged everyone to attend, if the evening cold Ballroom B and C will be open. Bruce also reminded everyone of the Friday (first Friday of each month) MASS meeting. The subjects this month will be a discussion by Jack Kubasek of what is contained within the Management Agreement Council Fee; when and how the decision is made on in house vs. outside Contracting decisions. Jack Deitchman will be discussing Contracting, clauses required and why the need for contracts. Bruce then explained that QBE made a pro forma Association offer of \$2500.00 to settle the Wynmoor Associations vs. QBE law suit. It was explained that offer is insufficient, accordingly Association Affairs will be requesting each Association to hold a formal meeting to turn the pro forma offer down. Golf membership is going well, we have to date realized 320; we budgeted for 375, since January is a major sign up month there is a reasonable expectation that we will exceed the budget. Bruce also explained that the club Live, Love, Life and Moor are going on a cruise and were going to park at tract 1000 which would interfere with Theater operations. John Guisti arranged for them to park at the Country Club where they will be picked up.

Bruce then explained there will be two (2) motions today related to leasing and the purchasing end of lease equipment. He requested David Rivers to explain the motions.

David explained what the first motion related to the leasing of John Deere equipment in lieu of Toro, which is both saving money and affords WCC more robust equipment. The second motion was for the purchase of equipment for which the lease is expiring and the equipment has useful life remaining for a number of years. Keith Arnold explained the financial details. See motions below for specific details.

UNFINISHED BUSINESS: none

NEW BUSINESS:

On motion by Neil Nota, seconded by Pete DiRosa:

As recommended unanimously by the Executive Committee the Council Board of Directors are requested to approve the leasing of (1) John Deere HD2000 Select Spray, (1) John Deere ProGator 2020A Gas Vehicle, (3) John Deere 2500B Precision Cut Gas Riding Greens Mowers, (2) John Deere 7400 Terrain Cut Trim and Surrounds Mowers from Lanco Leasing, LLC for 48 months at a monthly rate of \$2,880.91 per month plus sales tax. This lease will begin on January 19, 2012 which is the day after the old lease for the existing equipment expires. The cost of the lease is contained in the 2012 Equipment Reserve Budget.

A vote by show of hands indicated the motion passed unanimously.

On motion by Irv Jacobson, seconded by Jake Green.

As recommended unanimously by the Executive Committee the Council Board of Directors are requested to approve that upon the expiration of the current Grounds Lease on January 18, 2012, Wynmoor Council will purchase used equipment consisting of 1 Cushman Workman 3200 with Vicon Spreader, 5 Cushman Workman 3100s, and 1 Procore 648 aerator at a cost of \$19,899 plus sales tax. This is a non-budgeted cost that will be funded from the Equipment Reserve.

A vote by show of hands indicated the motion passed unanimously.

President Goldberg then called for Nominations for Council Officers: The Secretary was requested to conduct the Nominations.

Nomination for Council President was requested: President Goldberg was nominated by Elaine Abolafia seconded by Dorothy Kornheiser. Additional nominations were requested, none were forthcoming; nominations were closed.

Nomination for Council Second Vice President was requested: Second Vice President Neil Nota was nominated by Jake Greene seconded by Alan Barnett. Additional nominations were requested, none were forthcoming; nominations were closed.

Nomination for Council Fourth Vice President was requested: Council Member Selma Bass was nominated by Al Schwarz seconded by Selma Hellman; Additional nominations were requested, none were forthcoming; nominations were closed.

Nomination for Council Treasurer was requested: Treasurer Kevin Norton was nominated by Dr. Bill Frever seconded by Pete DiRosa. Additional

nominations were requested, none were forthcoming; nominations were closed.

Nominations were closed and adjourned until the Annual meeting in February.

OFFICERS QUESTIONS AND COMMENTS:

First Vice President Irv Jacobson congratulated the nominees and expressed how much he looks forward to working with each.

GOOD AND WELFARE:

An explanation of a change in name of the Elevator Company under contract to each Association was explained. An individual who owned a large portion of the Company bought out the rest of the Company. We are familiar with the Company and it is a good move for Wynmoor's Associations. It was indicated we will bring it to the January Executive Committee for Codification. However we are informing the Council so that we are assured there will be no break in service. We have received a letter from the Company assuring Wynmoor Council that all contract clauses and pricing will be honored. There were no objections from the Council members.

Council Woman Rosie Ortiz complimented the Recreation Department for all their work and efforts during the year 2011.

Eileen Schmidt talked about the Rally for the Cure (cancer research) to be held on March 3, 2012. This year she indicated there will be much publicity; a bus will follow the walk for those who cannot make the entire walk; there will be Golf, lunch and prizes. She asked everyone to visit the Golf Shop where there is a box and leave a donation. Jack Mendelson committed the Insider News Paper to a \$1000.00 donation.

Jack Mendelson indicated the Caps meeting will be held on January 20 at 9:30AM. There will be a fire extinguisher utilization demonstration.

There being no further business to come before the Board, the meeting was adjourned at 2:30 PM.

Respectfully submitted,

Jack Deitchman, Secretary

The following Attachments are attached to the signed original version of these minutes retained in the Council Offices: **List of Attendees (Council Members); Meeting Agenda; Reserve Report;**