

**MINUTES
EXECUTIVE COMMITTEE MEETING
MARCH 15, 2010**

A meeting of the Executive Committee of the Wynmoor Community Council was held in the Multi-Purpose Room at 1:30 PM on March 15, 2010.

The following officers and members of the Executive Committee were present:

President	-	Harold Goldberg
1 st Vice President	-	Irving Jacobson
2 nd Vice President	-	Neil Nota
3 rd Vice President	-	Chick Chase
4 th Vice President	-	Jake Green
Secretary*	-	Jack Deitchman
Treasurer*	-	Kevin Norton

*Non-Voting Member

Pete DiRosa	Stanley Dornbaum	Bill Frever
Jack Mendelson	Dorothy Kornheiser	Dave Lieberman
Elliot Rappaport	David Pollack	Selma Hellman
Israel Grossman	Ralph Trapper	Donna Zweben

The following member was absent and was represented by his duly elected Alternate: Larry Schwartz represented by Alternate, Ernest Hartog.

Mark Bogen, Attorney for Wynmoor Community Council was also in attendance.

President Harold Goldberg presided and the minutes thereof were kept by Secretary, Jack Deitchman.

MINUTES: The Minutes of the Executive Committee Meeting of February 15, 2010 were approved and adopted as presented.

PRESIDENT'S REPORT: President Goldberg opened the meeting welcoming those in attendance and remarked on how great the Art Show was over the weekend and also the shows at the theatre. He then asked the Administrator for his report.

ADMINISTRATOR'S REPORT: Administrator Bruce Bandler announced that the Management Committee meeting is tomorrow, the Wine and Cheese Party for new residents will be on Thursday, March 18th in the West Wing at 7:00 PM and the Budget and Finance Committee is meeting on Wednesday, March 17th at 9:00 AM.

OLD BUSINESS: None

NEW BUSINESS: President Goldberg called on First Vice President Irving Jacobson to present a motion, Mr. Jacobson responded that when a Council Member submits a motion to be presented to the Executive Committee for consideration, that according to the by-laws it will be presented. This motion was presented by Elliot Rappaport.

ON MOTION BY Irving Jacobson, seconded by Dave Pollack,

Resolved that the Executive Committee recommend to the Council Board of Directors that the Administrator be directed to establish a real estate web page on the Wynmoor web site for use by Unit Owners to advertise their “By Owner” property for sale or lease. Further that the Administrator establish a procedure for protecting Wynmoor against liability from false or misleading information provided by a Unit Owner by a system of waivers.

President Goldberg asked Attorney Mark Bogen for his legal opinion of establishing this web page. Mr. Bogen stated that he is against this because any time you are selling real estate you must have full disclosure of any defects. With Wynmoor having employees, it could be easily argued that Wynmoor Council has knowledge of potential problems and if they are not fully disclosed it leaves Wynmoor vulnerable to law suits. He also pointed out that the liability risks are extremely high and that the contract between Wynmoor Community Council and the Wynmoor Real Estate contains a “no compete” clause. A discussion followed: Elliot Rappaport disagreed and explained that Wynmoor has a bulletin board with approximately 20 “for sale” listings and 30 “for rent” indicating there is a need for people to sell their units and they have no desire to go through a real estate agent. He also said he believes it is a right of a unit owner to be able to sell without a realtor and with respect to the bulletin board, there is a waiver that everyone signs that absolves Wynmoor from any liability. Mr. Bogen responded that if Wynmoor Council controls the bulletin board he would tell them to abstain from being involved and remove all real estate listings. Signing a waiver does not protect them. Wynmoor would need to be “indemnified and held harmless”. He further stated that he is here to protect this corporation and being a not for profit entity, any activity that could generate revenue that composes liability and possibly bring a law suit where there is no insurance protection should cease.

After further discussion, President Goldberg called for a vote by a show of hands. The Motion was defeated with three (3) “yes” votes and fifteen (15) “no” votes.

President Goldberg called on Second Vice President Neil Nota to present a motion, Mr. Nota responded that when a Council Member submits a motion to be presented to the Executive Committee for consideration, that according to the by-laws it will be presented. This motion was presented by Elliot Rappaport.

ON MOTION BY Neil Nota and seconded by Jack Mendelson,

Resolved that the Executive Committee recommend to the Council Board of Directors that the Administrator be directed to remove the “right turn only” sign at the Main Pool

East Parking Lot, further that the barriers preventing a left turn be removed, and further that shrubs be cut down to improve visibility of cars as they approach the West Wing.

President Goldberg asked Ralph Trapper, General Services Committee Chairman, to give his views on the motion to change the traffic pattern. He stated that #1. The committee has looked at that area several times and has been advised by Security that there has not been an accident at that corner since the inception of that turn. #2. The idea of cutting the bushes was presented and done and visibility has improved. #3. The complaint involves driving around the entire parking lot with the ability of having to pass a number of cars that could suddenly back out at any time. He also stated that the amount of time and gas it takes to drive around is minimal and with the safety factor involved it outweighs removing the sign.

Jack Kubasek, Assistant Administrator stated that our job here is to prevent risks wherever we can to keep our insurance rates down and keep us in a safe manner. Jack said he spent over two (2) hours riding the property with Coconut Creek Traffic Division and because of the geographical design they decided the “right turn only” was the best possible solution.

After further discussion, President Goldberg called for a vote by show of hands. The Motion was defeated with four (4) “yes” votes and fourteen (14) “no” votes.

ON MOTION BY Chick Chase, third Vice President and seconded by Dorothy Kornheiser,

Resolved that the Executive Committee recommend to the Council Board of Directors to approve the placement of an 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 discussion: Ernest Hartog requested that an automatic door be installed to accommodate the handicapped. Jack Kubasek responded that the plans call for an automatic door.

President Goldberg called for a vote by show of hands. The Motion passed by a majority with seventeen (17) “yes” votes.

ON MOTION BY Jake Green, Fourth Vice President and seconded by Ralph Trapper,

Resolved that the Executive Committee recommend to the Council Board of Directors 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.

A discussion followed. Elliot Rappaport asked how the “no smoking” area is defined. It was explained that it ends at the curb because you cannot restrict the parking lot. President Goldberg stated that a smoking area would be provided in the rear of the theatre by the newsstand and in the rear of the County Club near the kiln room.

President Goldberg called for a vote by show of hands. The Motion passed by a majority with sixteen (16) “yes” votes and one (1) “no” vote. The “no” vote was cast by Dave Lieberman, (Antigua II).

ON MOTION BY First Vice President Irving Jacobson and seconded by Neil Nota,

Resolved that the Executive Committee recommend to the Council Board of Directors that the golf course shall be donated on February 12, 2011 to the Susan G. Komen Breast Cancer Foundation to conduct the Rally for the Cure.

There was no discussions and President Goldberg called for a vote by show of hands. The Motion passed by a majority with seventeen (17) “yes” votes.

ON MOTION BY Jack Deitchman, Secretary (non-voting member of the Committee) and seconded by Chick Chase

Resolved upon the recommendation of the Management Committee that the Executive Committee recommend to the Council Board of Directors an increase of 6.5% in the Administrator’s 2010 salary in the amount of \$8,000. based upon his 2009 performance.

In discussion, President Goldberg stated that he has never met a person who doesn’t live in the area to be so concerned and so interested and he will do anything to help us. He further stated that Administrator Bruce Bandler would do anything to keep an owner pleased and working with him has been a pleasure. In answer to Dorothy Kornheiser’s question “what will this do to our budget”? President Goldberg replied that it was already included in the 2010 budget. Several Committee Members praised Bruce for his managerial expertise.

President Goldberg called for a vote by show of hands. The Motion passed by a majority with sixteen (16) “yes” votes and one (1) “no” vote. The “no” vote was cast by Donna Zweben (Bahama).

There be no further pertinent business to come before this Committee, the meeting was adjourned at 2:30 PM.

Respectfully submitted,

WYNMOOR COMMUNITY COUNCIL

JACK DEITCHMAN, Secretary

Minutes transcribed by Betty Hasting