

**MINUTES
OF THE
MANAGEMENT COMMITTEE
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, February 2, 2010 at 9:00 AM in the Administration Building Multi-Purpose Room.

The Management Committee is comprised of the following members of Wynmoor Community Council:

- President, Harold Goldberg**
- 1st Vice President, Irving Jacobson**
- 2nd Vice President, Elaine Abolafia**
- 3rd Vice President, Chick Chase**
- 4th Vice President, Jake Green**
- Secretary, Jack Deitchman**
- * Treasurer, Julian Ganak**

- * Absent**

In addition to the above, also present:

- Bruce Bandler, Administrator**
- Jack Kubasek, Assistant Administrator**
- Keith Arnold, Director of Finance**
- John Guisti, Director of Security/Transportation**
- Fred Michael, Director of Association Affairs**
- David Rivers, Director of Grounds Maintenance**
- Mary DeCecco, Director of Entertainment**
- Jeff Solomon, Director of Administrative Services**
- Michael Salimbene, Director of General Services**
- * Kevin Norton, Asst. Chairman of Budget & Finance**

Approximately forty-five (45) residents were present at today's meeting.

The minutes of the meeting held on Tuesday, January 26, 2010 were adopted and approved as presented.

PRESIDENT'S REPORT

President Goldberg welcomed everyone and asked Administrator Bandler to introduce our special guest today.

Bruce introduced a U.S. Census Recruiting Assistant who explained the five (5) positions that need to be filled on the 2010 Census Team, and the desire to hire Wynmoor residents to fill the positions to be able to better interface with Wynmoor residents.

The positions available are 1) Census Taker, 2) Crew Leader, 3) Crew Leader Assistant 4) Recruiting Assistant and 5) Census Clerk. She then went on to explain that the U.S. Census prefers hiring people from their own neighborhoods rather than someone from outside. The pay ranges from \$11.25 - \$16.50 per hour and training is provided.

Mikkie Belvedere, City of Coconut Creek Commissioner stressed the importance to Coconut Creek about everyone being counted as the number of residents help determine the amount of grants and federal funding being offered. She also reminded everyone that if they fill out and return the form sent to them for the 2010 Census no one will knock on their door.

PRESIDENT'S REPORT

President Goldberg stated that he met yesterday with Dr. Allahrakha, Mike Curtis, VP East Florida Primary Care, LLC and Stacy Modlin, COO with Northwest Medical Center. The purpose of this meeting was to resolve certain problem areas with the Wynmoor Medical Office. (copy attached)

ADMINISTRATOR'S REPORT

Administrator Bruce Bandler began by thanking employees on behalf of the residents for their generous donations to the Haiti Relief Fund. Last Thursday Food for the Poor was presented with checks totaling \$7,234.00. He then stated we are always looking for ways to save money and asked Keith Arnold, CFO to elaborate.

Keith explained that Wynmoor's premium insurance policy is coming due in the amount of \$3,145,000.00. Wynmoor was able to negotiate a loan in that amount from BB & T at an interest rate of 3.25% thus saving \$14,000.00 from the original quote of 4.25% and the deal was closed "off shore" saving another \$4,200.00 on stamps, documents, etc.

Bruce further reported that the "café" at the theatre is not being utilized and some consideration is being given to create another barbeque area.

Mike Salimbene, Director of General Services reported on today's property inspection at the theatre. Six (6) new concrete curbs have been completed in the theatre parking lot and the electric doors in the East Wing ladies' and men's rooms are functioning well. The West Wing is being utilized as a voting poll. In answer to a resident, Jack Kubasek stated that most of the curb damage was from root intrusion and not from vehicles.

David Rivers, Director of Grounds Maintenance reported that his crew has just completed a swale in Granada to direct water away from buildings and are currently in Nassau working on an emergency swale due to the amount of recent rainfall. In answer to Donna Zweben regarding why the irrigation was on during the rain, David stated that he would have it checked.

Mary DeCecco, Director of Entertainment announced that the hours for voting today in the West Wing are from 7:00 AM until 7:00 PM. She also reported that last Saturday night's show was very successful and reminded everyone of dates and times of shows and movies coming in February and March.

Jeff Solomon, Director of Administrative Services announced that Ceil Eitman has tickets available for the “Open House” on March 7th which is the final event for the 35th Anniversary Celebration. Jeff then reminded everyone of dates and times of “special events”. Super Bowl Sunday and Jack Deitchman’s program on “Endangered Species” for the Nature Club on Thursday, February 4th at 9:00 AM. In conjunction with the 35th Anniversary, Jeff surprised everyone with copies of the first Rossmoor News published February 16, 1975.

Jack Kubasek, Asst. Administrator reported that a pedestrian crosswalk has been completed on the north side of Wynmoor Circle between Granada and Aruba. He stated that this is a Wynmoor Accident Prevention Program and a short film viewing the area was shown. Jack said that this is a prototype and will be put before the Management Committee to determine if this program should be continued. This is a win-win situation as it closes the gap between stop signs causing motorist to drive at a lower rate of speed. There followed a very positive, approximately 45 minute discussion between all attendees on the importance of the safety program and some ideas as how to improve it. Administrator Bandler indicated that before proceeding with the program a traffic safety engineer will be consulted. Bruce thanked Jack for his passion on this issue.

John Guisti, Director of Security passed around pictures of a resident’s car that was rear ended by an outside vendor at a stop sign. The driver at fault was issued a citation from Coconut Creek Police Department. John also reported he is working with the District Attorney’s office to recover \$7,000.00 in damages to Wynmoor property caused by a single resident.

OLD BUSINESS: None

NEW BUSINESS: None

OFFICER’S QUESTIONS AND COMMENTS

Irving Jacobson, First Vice President commended Harold Goldberg and Bruce Bandler on their leadership of this community.

UNIT OWNER’S QUESTIONS AND COMMENTS

It was suggested that instead of Security issuing “tickets” offenders should be required to attend a “Wynmoor Driving School”. If they fail to attend a summons would be written at that time.

There being no further business to come before this committee, the meeting was adjourned at 10:45 AM.

**AGREEMENTS MADE WITH HCA/NORTHWEST HOSPITAL RELATED TO
THE MEDICAL OFFICE**

Doctor will be there every day between the hours of 9:00 AM and 5:00 PM.
Less lunch.

The Doctor's office set aside an area for blood pressure and bandage changes.

Consideration will be given to specify times when blood pressure/bandages will
Be done.

The office personnel will watch language to not appear that they are urging use of
the doctor.

Final expert on what wound care will be required is up to the doctor's office.

There will be an office manager at the medical facility to answer all questions.

An additional person will be added to exclusively do blood pressure/bandages.

Office persons to be changed by March 1. Complete change out (not doctor).

They will add another doctor based on the amount of patients and wait time.

As soon as all permits and drawings are finalized and contracts let, build out
Will start by April.

A notice will be posted when the office will be closed for lunch.

All Wynmoor residents will be required to fill out whatever reasonable forms are
Required related to bandages; not for blood pressure.