

**MINUTES
OF THE
MANAGEMENT COMMITTEE
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, March 23, 2010 at 9:00 AM in the Administration 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, Neil Nota
3rd Vice President, Chick Chase
4th Vice President, Jake Green
* **Secretary, Jack Deitchman**
Treasurer, Kevin Norton

In addition to the above, also present:

Bruce Bandler, Administrator
Jack Kubasek, Assistant Administrator
* **Keith Arnold, Director of Finance**
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
John Guisti, Director of Security/Transportation
***Absent** **Joe Bambino, Golf Course Superintendent**

Approximately fifty-five (55) residents were present at today's meeting.

The minutes of the meeting held on Tuesday, March 16, 2010 were adopted and approved as presented.

PRESIDENT'S REPORT

President Goldberg welcomed everyone to the meeting and asked the Administrator for his report.

ADMINISTRATOR'S REPORT

Administrator Bruce Bandler began by thanking the Golf Association for inviting him to the gala on Sunday night. It was a wonderful affair. He stated that at the last Management meeting the issue came up of walking on the golf course, which is important because of potential injuries by golf balls and called on Golf Course Superintendent Joe Bambino for his report.

Joe stated that the main complaints on the golf course are bike riding, walking and fishing, therefore, Bob, David (Bruce had them stand up to be recognized) and he would take regular rides around the course. If people are seen participating in any activity other than golf, they will be approached and advised that it is dangerous for them to be on the course during the hours of 7:00 AM to 5:30 PM which is the normal business hours for golfers only. Bruce indicated that everybody in Wynmoor is a member of the golf course. Joe continued that they must be very delicate in how the residents are handled as every unit owner pays approximately \$156. in their maintenance fees for the golf course which makes it difficult to tell them they don't belong on the course. Elliot Rappaport asked for a report on whether or not this would be cost effective and Bruce responded that Joe and John Guisti would keep notes and a log of whom they stopped, time of day, etc.

Bruce reported that John Guisti and his security officers have caught the bicycle thief. John stated that Saturday night someone slashed a screen and tried to open a window to get medication off a table. The perpetrator was frightened away and Security and Coconut Creek Police Department were summoned. A knife was found and the fire extinguisher box was shattered. The next morning Security Officers Ram and O'Neil were advised by a resident that her son was the person involved. On the advice of the police a "lookout" was posted. Later that day this person of interest entered Wynmoor and broke into a storage bin and stole a bicycle. Security saw him with the bike, stopped him and called the police again when he said the bike was not his, he found it in a dumpster. It was discovered that this person has three (3) felony cases against him for illegal drug possession and his name has been removed from the visitor's list. He is currently in jail. John also reported that thanks to Elliot Rappaport from Aruba, locks in Aruba not working with the master key are being replaced to allow access to these units.

Bruce announced that last Thursday night was meet the "new resident's night in the West Wing. Fred Michael reported that there were over 100 hundred residents in attendance at the Wine and Cheese Party and thanked the volunteers for their help in making it a success. Fred also stated that his office sends letters to residents who are not in compliance with locks being compatible with the master key. This method has been quite successful and the resident notifies his office when the lock has been changed and Security checks to be sure it has been re-keyed correctly. Bill Balne stated that a unit in his building is in foreclosure and the lock has been changed. Fred explained that his office has been sending letters to banks, and other financial institutions holding mortgages on units in foreclosure but gets no response. In answer to Miriam Mendelson's concern about mold in locked units and Jack Mendelson's statement that "we have the right of access", Bruce asked Fred to check the legality of changing these locks before anything further is done.

Mary DeCecco, Director of Entertainment reported that the Friday night shows have not been doing well. Last Friday we had "Simply Ballroom" and the theatre was only about half full. Mary stated that she plans on cutting back on Friday night shows next year because of the poor attendance.

Kay Lines recommended putting another movie on Friday nights instead of a show. Jake Green suggested that the Fine Arts shows be open to the public. Stating that he is aware that the general opinion is “no outsiders”, but if Wynmoor advertised there should be no objection to the type of people who would purchase tickets. Bruce indicated that in reference to what the Judge said, in preparation of next year’s budget we are going to have to start looking into getting other revenue sources. He also said he wanted to distinguish between the general public and neighbors stating, if we go to our neighbors like Centura Parc and the Township and develop a relationship with them specifically we may be able to put something together. Kevin Norton suggested that a movie be run on Friday nights on a trial basis. Bruce indicated that Mary would put a survey question in the News and Views and report on the response. Several suggestions were made and Mary said she would take them into consideration.

Mike Salimbene, Director of General Services reported that this morning’s property tour was at the Country Club. The following areas were inspected: 1) Ballrooms A, B and C where everything was okay. 2) Golf course restrooms where a few bulbs were replaced. 3) A suggestion was made to put a tiki hut by the first bridge on the golf course to provide a clean sitting area. 3) Billiards, Ceramics and the Painting rooms were all in good order. 4) Covered area for designated smoking located behind the kiln room. Ernest Hartog stated that the igniters on some of the barbeque grills are not working. Mike stated he would have them checked. In answer to Bill Frever, Bruce responded that the new waste receptacles around the Circle would be in place Friday.

Jack Kubasek, Assistant Administrator reported that he has started meeting with the Boards of Centura Parc and the Township in order to develop a better relationship. He also reported that he would be making a presentation to order new buses that are provided for in this year’s budget as it takes eight (8) months for delivery. Broward County has been inspecting elevators and there are some violations that are not covered by the elevator maintenance contract. Each association will be notified as needed to look at the proposals and sign off for repairs. In regards to the roofing reports, he advised that if something is bothering you, call the maintenance office and have a work order generated. He will look over your request to determine what needs to be done. In response to Peter Slavkin, Jack said that broken roof tiles are nothing to worry about, they are simply aesthetic and tiles should only be replaced if they become loose. Elliot Rappaport asked the status of negotiating the new elevator contract and Jack replied that Jack Deitchman is in the process of preparing a “request for bid”. Since the roof reports seem to be a main concern, Bruce suggested to Jack Mendelson, President of CAPS, that he invite Jack Kubasek and Bob Dew with RoofTech to attend a CAPS meeting to answer questions.

Bruce announced that Chapter 6 of the Florida Communities of Excellence Award presentation is out today and the new Wynmoor Activities booklet is available in the Recreation office.

OLD BUSINESS: None

NEW BUSINESS: None

OFFICER'S COMMENTS AND QUESTIONS

President Goldberg announced that John Carson's wife, Maria is feeling much better and Jack Deitchman's wife, Lee is in the hospital undergoing gallbladder surgery. We wish them both a speedy recovery.

Jake Green commended the Maintenance Department and Security for the handling of traffic and residents while Cayman's parking lot is being re-surfaced and also thanked Administrator Bruce Bandler.

Irving Jacobson commended the Security Department for their handling inspections in units when no one is home by leaving a notice stating when and what they were there for.

Neil Nota asked that everyone please turn off their cell phones as it is disruptive when they ring during a meeting.

Coconut Creek Commissioner Mikkie Belvedere returned from Tallahassee and reported that she talked to the Speaker of the House, Representatives and Senators about foreclosures, insurance and school budgets. The City of Coconut Creek is planning another Citizen's Academy starting April 1st. This will include a tour of the City and parks. Anyone interested can contact her for further details. Commissioner Belvedere also said that she is still collecting medical equipment for Haiti and the drop off is located in the Security Office. She reminded everyone to fill out and return the U.S. Census form.

UNIT OWNER'S STATEMENTS

Joan Sampson commended David Rivers and his Department for the beautiful landscaping they have done and suggested that the butterfly gardens at the Country Club be cleaned up. David responded that they are working on it.

Ernest Hartog said he asked himself if these people have nothing better to do but come here on a Tuesday morning. He stated he believes they are "hungry" for information and that is what they get from the "chefs" sitting at the tables. It is a matter of communication and we have learned to communicate and for that "Mr. President and Mr. Administrator, my compliments to the "chefs".

Harvey Margolin reported that his wife who is a nurse, had a very favorable experience with the medical office. She also received follow up phone calls from the attending nurse as well as from Dr. Allahrakha.

President Goldberg reported that he is meeting with Stacy Modlin, COO for Northwest Medical Center and the new Practitioner Manager on Thursday.

Bruce announced that he is meeting with Wynmoor's Workers' Compensation carrier today and the premiums have gone down again!

There being no further business to come before this committee, the meeting was adjourned at 10:05 AM.