

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE  
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, March 30, 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**  
**1<sup>st</sup> Vice President, Irving Jacobson**  
**2<sup>nd</sup> Vice President, Neil Nota**  
**3<sup>rd</sup> Vice President, Chick Chase**  
\* **4<sup>th</sup> 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**  
**Jason Ellington, Assistant 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

Approximately forty (40) residents were present at today's meeting.

The minutes of the meeting held on Tuesday, March 23, 2010 were adopted and approved as presented.

**PRESIDENT'S REPORT**

President Goldberg thanked everyone for coming and asked that all cell phones be turned off before giving his report.

President Goldberg began by expressing his anger and disappointment over the on-going challenges the Management Committee is receiving regarding the every morning informal meetings.

President Goldberg reported that on March 29<sup>th</sup> there was a telecom with Lisa McGill (Attorney with Becker Poliakoff) related to the propriety of the Officers gathering each day for informal discussions and such other work as is conducted in the office, which is posted on the bulletin board and open to all. It was explained to her that there is no agenda at these meetings as they are open informal discussions and not specific to any subject, and no votes are taken. Ms. McGill stated that based on what we were doing, she could not see the division taking it seriously as it is not a matter of official decision making which as explained can only be done by the Board. In addition, the Office Complex is open to everyone, there is a notice on the Bulletin Board, and other matters are conducted in the office area for all Board Members. President Goldberg announced that the sign on the bulletin board now reads, "The Council Officers informally gather for operational purposes in the Council Conference Room from 8:00 AM to Noon, Monday through Friday. No votes are taken or discussions predetermined. Voting and decisions are only taken at the formal weekly Management Meetings on Tuesday mornings. All are welcome to attend these informal gatherings."

Stan Dornbaum suggested that the meetings could be considered unauthorized but if they are going to continue, minutes should be taken so that everyone can be apprised as to what is going on. Jack Deitchman responded that the Management Committee does not make decisions at these informal meetings. The only decisions that are made by the Management Committee are made during the formal scheduled meetings. If an amount of money that we are entitled to spend has to be spent it is spent here in an open meeting of which minutes are kept and issued. The Executive Committee can only recommend and only the Board has the right to make final decisions for the community except for those elements that the Board has afforded to the Management Committee which is made in here.

Irving Jacobson, First Vice President stated that the officers are to act as advisors to the President and if they can't talk about various things going on, how are they suppose to advise the President? He also explained the accusation that there was an illegal meeting held by the President, stating the meetings held by the President only had five (5) or six (6) members of the Board present and there are forty-four (44) members. Therefore, there was no quorum.

President Goldberg heard several favorable comments and then suggested they move on calling for the Administrator's Report.

### **ADMINISTRATOR'S REPORT**

Administrator Bruce Bandler thanked those that took time from their Holiday to come to the meeting. Bruce reported that John Guisti, Director of Security is in NorthWest Hospital and is scheduled for exploratory surgery Thursday and wished him the best. Bruce praised John for the customer service he provides over and above the security, stating that he had received a letter from Hal Sigler, President of Cayman, regarding the Security Department's handling the parking situation during the parking lot resurfacing.

Bruce said to quote Mr. Sigler, “they turned what could have been an annoying experience into an enjoyable one.” Bruce announced that while John is away, the Security Office will be run by Lucy and she will also handle the apartment care program, Security field operations will be run by Ram and Sue will be in charge of transportation.

Keith Arnold, CFO announced that the Workers’ Compensation premium has been reduced which will result in an approximate savings of \$45,000. per year and credits this mainly to the safety program that was implemented. The bad news is that when the health insurance renews May 1<sup>st</sup> we will see a 16.5% increase which will equate to approximately \$30,000. to \$35,000.

Jason Ellington, Assistant Director of Grounds Maintenance reported that we are finally coming out of the winter dormancy with grass and plants starting to grow again and they have just completed a weed and feed application. He also reported that the herbicide spraying is on-going and plants and palms will be fertilized in April. In answer to Donna Zweben regarding brown spots on the lawns, Jason explained that it is winter dormancy and St. Augustine grass is very resilient and most of it should recover. In response to Dorothy Somer concerning plant replacement at the West Gate entrance, Jason indicated that new plantings would be installed soon. Joan Sampson questioned if the new plantings at the entrance gates were going to be through a grant from the City, and Bruce stated that he had talked to David Rivera and there is no money available but Wynmoor is moving forward with it’s plan.

Jeff Solomon, Director of Administrative Services made the following announcements: 1) Rodi Alexander will be performing Saturday, April 17<sup>th</sup>. 2) Wednesday, April 21<sup>st</sup> is the field trip to Sawgrass Recreation Park 3) Crime Prevention Round Table is Thursday, April 22<sup>nd</sup>. 4) Wednesday, May 12<sup>th</sup> is the field trip to Flamingo Gardens. Jeff indicated that all dates and times are in the April News and Views. Jeff complimented the 19<sup>th</sup> Hole on the Mother’s Day Buffet and said their ad is also in the April issue of the News and Views. Jeff reminded everyone that the “Lost and Found” is now located in the Security Office. Found items may still be dropped off at the Recreation Office, Theatre Office and the Country Club Office where they will be held for the day and then sent to the Lost and Found in Security.

Michael Salimbene, Director of General Services gave the following report regarding today’s inspection of the theatre complex. The walkthrough began in the East Wing and all the rooms were in good order. The men’s and ladies’ rooms hot water may be too hot for hand washing. This will be checked and temperature adjusted as needed. The car wash needs to have stones replenished. The new designated smoking area will be in place April 1<sup>st</sup>. Seating and cigarette urns will be provided. East Wing kitchen has dripping faucets, which will be addressed immediately. Mary’s theatre was found in good order. In answer to Jack Mendelson regarding the ‘Sewing Room’ sign, Bruce stated that it should come down and the room will be made more user friendly.

Jackie Railey, Special Events Chairperson for the Golf Association thanked everyone for their help and cooperation for the Golf Awards Dinner-Dance on Sunday, March 21<sup>st</sup>.

Ralph Trapper reported that the handicap ramps at the East and West Wings are in need of repair.

In answer to Stan Dornbaum regarding the medical office, President Goldberg stated that everything on the list has been taken care of and he has not received any complaints. He also reported that the Hospital Corporation of America has given NorthWest Medical Center \$23,000,000. to bring in open heart surgery.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

### **UNIT OWNER'S STATEMENTS**

Gordon Morse reported that a worker had left the roof hatch open on his building (3303) and the 4<sup>th</sup> floor storage room had flooded during the heavy rainstorms Monday. He recommended that each building check the roof hatch periodically to be sure it is closed.

In answer to Jack Mendelson regarding calling Lisa McGill for an opinion on the informal Management Committee Meetings instead of Mark Bogen who is on retainer, Bruce explained that Mark Bogen had already given his opinion and this is a second opinion for which there is NO FEE.

Stan Cohen asked when the golf course paving would begin and Bruce responded it would be in the summer months but no date has been set.

Several complaints were made regarding children and other unauthorized persons using the facilities in the Fitness Center. They were advised that Security should be called. The residents filing the complaints stated that Security does not do anything about it. A discussion followed with several suggestions being made as to how to solve the problem. Bruce stated it is up to the residents to decide what they want and suggested they bring it to the budget preparation workshop at the appropriate time.

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