

**MINUTES
OF THE
MANAGEMENT COMMITTEE
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, April 13, 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
Jason Ellington, Asst. Director of Grounds Maintenance
Jeff Solomon, Director of Administrative Services
Michael Salimbene, Director of General Services
John Guisti, Director of Security/Transportation**

Approximately thirty-five (35) residents were present at today's meeting.

The Minutes of the meeting held on Tuesday, April 6, 2010 were adopted and approved as presented.

PRESIDENT'S REPORT

President Goldberg welcomed everyone to the meeting and asked that all cell phones be turned off. He then called on the Administrator for his report.

ADMINISTRATOR'S REPORT

Administrator Bruce Bandler reported that there were 1,116 responses to the survey that

was included in the News and Views. Some of the interesting facts are 1. Eleven (11%) percent of the residents have lived in Wynmoor for over 26 years. Less than one (1) year is 4.48%. 2. Ninety-Seven (97%) percent own. 3. Gender Ratio: two (2) females to every one (1) male. 4. Fifty-Eight (58%) percent have internet access. 5. Forty-Three (43%) percent heard about Wynmoor through “word of mouth”, Thirty-Six (36%) percent through family and friends, eleven (11%) percent through realtors and inherited is One point Forty-Five (1.45%) percent. 6. Thirty-Four (34%) percent of Wynmoor is Eighty-Five (85) years old and over. Eighty (80) and over is Fifty-Four (54%) percent, under sixty (60) two (2%) percent and Seventy (70%) percent live in Wynmoor year round. 7. Eleven (11%) still work. 8. Forty-one and one-half (41-1/2%) percent prefer meetings in the afternoon. 9. Ninety-Two (92%) percent own a car. 10. Twenty-One (21%) percent use Wynmoor transportation on a regular basis. 11. The facilities used most were the theatre for movies, shows and the 19th Hole. The comments on the survey will be printed in the News and Views.

Bruce explained how the Painting Department is budgeted on a self-sufficient budget with the monies coming from the Association buildings. He stated that Wynmoor has run into a competitive situation. The Florida Statutes, Chapter 718 requires that anything over 5% of the Associations budget must go out for bid. He then asked Jack Kubasek to go over the painting operation with Wynmoor as the vendor.

Jack Kubasek, Assistant Administrator stated that Wynmoor does not go out for bid. The painting is an in-house service that is offered to the Associations that they may or may not choose to use. Elliot Rappaport had inquired how Wynmoor could assist in getting bids for the Associations since they are also competing for the job. Jack explained that technically Wynmoor is not competing for the job. Wynmoor has a set of prices that are preset by the square footage of the building, the materials purchased and the specifications and the cost is figured from there. Jack reported that he had supplied Mr. Rappaport with the prices for what the six (6) Aruba buildings would cost and a copy of the specifications. Based on experience, Jack gave several examples of how the every five (5) year painting program works and stated Wynmoor guarantees their paint job 100%. Several residents praised the Paint Department employees for the quality of work they do.

Michael Salimbene, Director of General Services gave his report on this morning’s property inspection which began at the bocce ball court. 1. The courts have a new surface and a new cabinet for a very large broom. The pump that is used to water down the courts has been repaired and a new pump house installed. 2. The horse shoe pits will have the wood replaced and be made larger. 3. The “no pedestrian” icon is being painted on the bike path.

David Rivers, Director of Grounds Maintenance reported the beds on the North Road have been scraped clean of old mulch and debris, fertilized and cut back and new mulch added. New growth is starting to appear on the Crepe Myrtles and Bald Cypress trees. David stated that the Nursery Division has about \$25,000.00 in signed contracts and asked everyone for their patience as the crew is working as fast as they can while trying to keep up with Council work and other ongoing projects.

In answer to Joan Sampson's question about treating mulch to kill ants, David stated that to his knowledge, it would not work, but we have spray technicians and the office should be called when you see an ant mound. David asked Jason Ellington, Asst. Director of Grounds Maintenance to respond to a resident regarding an article on the internet concerning extermination of the 'White Footed Ant' . Jason stated that the White Footed Ant has been in Wynmoor for about ten (10) years. They are very difficult to control as they "do not follow proper ant protocol". He also stated that they do not bite or sting people or animals and prefer to nest in trees rather than mounds. Jason also reported that the spray technicians drench the perimeter of the buildings as often as allowed.

Jeff Findel asked for an update on the golf cart path paving project. David Rivers stated that Joe Bambino is running the sod cutter around both sides of the cart path throughout the entire golf course in preparation for the paving. The thirteenth (13th) green and the fourteenth (14th) tee are being worked on and the debris from this project is going over to the fifteenth (15th) fairway to help improve the drainage (all of this is in the golf reserve as approved in the year 2010 budget). Bruce advised that the paving is over \$50,000.00 and will go to the Executive Committee for their recommendation to the Council Board of Directors the first week of May.

Jack Kubasek stated that at Monday's Executive Meeting proposals will be presented for the golf course path paving and for the two (2) new shopping buses provided for in the year 2010 budget.

Jeff Solomon, Director of Administrative Services reported he is doing a once a month TV show that focuses on the Recreation Department and next month's show will be replying to comments on the survey. Jeff also reported that Channel 98 is undergoing repairs.

Keith Arnold, CFO stated that a motion is coming up to purchase grounds equipment and he gave a preview on the financing portion. The chipper that we currently have is over seventeen (17) years old and is in disrepair. A new chipper has been provided for in the budget as a purchase rather than a lease due to the fact that Wynmoor got 17 years out of the old one and it doesn't make sense to lease for five (5) years, give it back and pay fair market value after 5 years.

OLD BUSINESS: none

NEW BUSINESS: On Motion by Irving Jacobson and seconded by Neil Nota, it was resolved that the Management Committee approve the purchase of a Vermeer BC1000XL Chipper to replace the existing one which after 17 years no longer is functional. The cost of the Chipper which is provided for in the 2010 Budget is \$34,930.00 to be financed over a four (4) year period at an interest rate of 6.125 percent. The above price includes a trade in value for the old Chipper of \$500.00.

President Goldberg called for a vote by show of hands. The motion passed unanimously.

Coconut Creek Commissioner Mikkie Belvedere reminded that today is Election Day and be sure to vote. She then made the following announcements: 1. Wednesday, April 14th a Town Hall meeting is scheduled at 7:00 PM in the Commission Chambers with the City Manager. 2. Friday, April 16th at the Monarch High School is The Relay for Life starting at 6:00 PM and ending Saturday morning. Cancer survivors can register for dinner at 7:00 PM in the Monarch Cafeteria. 3. There will be two (2) people from the U.S. Census at Wednesday's Tea to help anyone who has not received a Census form. 4. The Promenade is in the process of making a place for a Wynmoor shopping bus to park. John Guisti will be notified when space becomes available.

UNIT OWNER'S STATEMENTS

In answer to Elliot Rappaport regarding catwalk tile replacement, Jack Kubasek stated to notify his office and a bidding process will be setup. The Maintenance Department will not supervise a job that is using someone else's specifications.

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