

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE  
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, April 20, 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**

\* Absent

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**

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

The Minutes of the meeting held on Tuesday, April 13, 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 when it comes to the situation of air conditioners there is a relationship between the unit owner and the company they purchased the a/c unit from and Management cannot get information from them because we have no 'first party influence'. However, we have a resident who has had some success and asked Jack Kubasek to explain.

Assistant Administrator Jack Kubasek stated that some of the newer a/c units installed on the roof by the various service providers have caused a noise in the apartments. Residents who hear the noise assume it is caused by vibration. All types of methods were tried to cure this problem and then we discovered it was not caused by vibration. It is caused by the compressor and is called a 'harmonic' noise. Jack indicated he was advised by a resident that he had an attorney write a letter to the manufacturer of his a/c unit. They sent a representative to inspect and subsequently the a/c unit was removed, repaired and reinstalled. Wynmoor has brought in a licensed mechanical engineer to inspect the apartments with this complaint and then it is between the unit owner and the manufacturer. This is not a Wynmoor problem. It is the responsibility of the unit owner. Wynmoor is simply trying to assist the residents who are experiencing this noise. Jack also reported that work on the fountain at the main gate would commence this week.

Michael Salimbene, Director of General Services reported that today's walk through inspection began at the Wynmoor Country Club parking lot. The following areas were inspected: 1) The swale is preventing flooding as it was designed to do. 2) The pharmacy's paper signs indicating their hours of operation will be removed and replaced with decals. 3) Card Rooms 1 and 2 were in good order. 4) The lights for the Multi-Media Room have been reordered. These lights are equipped with dimmers as the original ones were too bright. 5) Ballrooms A, B, C and the kitchen were all found in good order. 6) The crosswalks will be repainted and loose roof tiles repaired.

David Rivers, Director of Grounds Maintenance reminded everyone that this coming Saturday, April 24<sup>th</sup> is Arbor Day and the City of Coconut Creek will be giving away free small trees and plants to Coconut Creek residents. (Bring your I.D.) Wynmoor employees will be on hand to assist in bringing these plants back to Wynmoor. David stated that the office should be contacted to arrange for an appointment for a contract to be written and the installation completed. He also stated that the City has a nice assortment of trees this year but his preference would be the Bridal Veil, Live Oak and the White Geiger.

Fred Michael, Director of Association Affairs announced that the 2<sup>nd</sup> Director's Seminar would be held on Friday, May 21<sup>st</sup> in the East Wing at 1:00 PM and invitations will be mailed next week.

Mary DeCecco, Director of Entertainment reported that this is the "off season" and the first three (3) shows in the theatre for the past weeks have been great. Mary announced the movies and shows that will be coming in May and also the show Saturday, April 24<sup>th</sup> which features Laurie Miller with Comedian Bob Lawrence opening. All dates and times are listed in the News and Views.

Jeff Solomon, Director of Administrative Services thanked Mary DeCecco and John Seminario for the upgrade of the speakers in the West Wing. He also reported that the server for Channel 98 is still down. On behalf of John Guisti, Jeff stated that the Coconut Creek Police submitted a letter for News and Views which will be in the May issue (page 12) regarding the 'grandparents scam' which has resurfaced and urged everyone to read it. Jeff also announced the following trips: The Norton Museum of Art is on May 26<sup>th</sup> and June 16<sup>th</sup> is the Diva Duck Tour.

**OFFICER'S COMMENTS AND QUESTIONS:** President Goldberg reported that he has spoken with Michael Curtis from the Hospital Corporation of America and the contract will be signed this week and the construction on the medical office will be starting soon.

**UNIT OWNER'S STATEMENTS:** Dorothy Kornheiser made the solemn announcement that Ben Razenson (a Director in Bimini) passed away this morning.

Donna Zweben stated that she has met the doctor who is working with Dr. Allaahrakha in the medical office and he is very nice and professional. "A very good choice".

Gerald Maron suggested that crosswalks be painted from the country club parking lot to the blue handicap walkway ramps.

Bill Balne thanked the Maintenance Department for rebuilding the horse shoe pits.

There being no further business to come before this committee, the meeting was adjourned at 9:45 AM.