

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE  
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, April 6, 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  
Mary DeCecco, Director of Entertainment  
Jeff Solomon, Director of Administrative Services  
Michael Salimbene, Director of General Services  
\* John Guisti, Director of Security/Transportation  
Lucy Ortiz, Security Administrative Assistant**

**\*Absent**

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

The Minutes of the meeting held on Tuesday, March 30, 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 asked for the Administrator's Report.

## ADMINISTRATOR'S REPORT

Administrator Bruce Bandler stated that this morning there was a discussion about the #1 problem in the Country which is foreclosure. In an Association it is very difficult to make decisions in regards to the units themselves. Is it worth putting a foreclosure on the unit and what happens if the Association takes it over. Can the unit be rented and what is the condition of the unit. It was decided that each of the units in question would be inspected by Wynmoor which will begin next week in Nassau. In answer to Stan Dornbaum, there are 130 units in collections at this time. In response to Carla Romaner's question regarding the unit being occupied, Bruce stated they would be given a forty-eight (48) hour notice of the inspection. Ernest Hartog suggested this would be a good time to check to be sure the locks are keyed properly. The Maintenance Office will get in touch with the building presidents to let them know which units need to be inspected and a schedule will be made. Once the units are inspected, the Associations will be able to make better educated decisions as to what is best for them. Bruce reported that the meeting dates printed in the News and Views are incorrect. Corrections have been made and the information will be on the building bulletin boards as well as on channel 98. Bruce also reported that John Guisti is continuing his recovery from gallbladder surgery and that Lucy is still the "go to person" for Security.

Mary DeCecco, Director of Entertainment, regrettably reported that Carol Borbell's Mother passed away. Carol is in New York and will return sometime next week. Mary also reported that even though the 'theatre season' is over everything is going quite well. In answer to Kay Lines request for more movies, Mary indicated that she would look into the possibility.

Jack Kubasek, Assistant Administrator, reported that Wynmoor has designed a vehicle leasing program that works to keep the fleet updated. As every other program it is a work in progress. Jack explained the leases versus purchasing theory and indicated that there are some leased vehicles he would like to buyout if the price is right. These vehicles could be utilized as traveling work shops for the maintenance and paint departments. Jack also indicated that several new vehicles (provided for in the year 2010 budget) would be presented to the Executive Committee. Jack stated that the painting crew is now preparing the West Wing building which has not had a complete paint job in a very long time. Jack presented the stencil of the 'no pedestrian' icon which will be placed on the bike path as well as the golf course path.

Bruce stated he has received a nice letter from Dr. Bill Frever commending Carlos, Jack, Mike and the maintenance staff for the speedy response on the algae removal from his building. "Job well done, thank you, thank you".

Michael Salimbene, Director of General Services reported on this morning's property inspection which started at the Administration area. 1) Multi-Purpose Rooms #1 and #2 were in good order. As requested, a shelf will be installed above the refrigerator in Room #2.

2) Barbeque grills are clean and ready for use (Mike reminded everyone that the grills do not all ignite the same way). 3) Pool deck is in good order. 4) Trees are being trimmed by the walking pool and the screen fence will be extended per CODE so no equipment is visible. 5) Fitness Center has new shower caddies and curtains and a new bench for the ladies' room will be installed when received.

David Rivers, Director of Grounds Maintenance announced that he has the flyers for the Arbor Day Coconut Creek Free Tree Giveaway which takes place Saturday, April 24<sup>th</sup> between 8:00 AM and 12 noon at City Hall located at 4800 W. Copans Road. David stated while all the trees on the list are good choices, he prefers the Bridalveil tree which has a yellow flower and grows to about 35' in height. There are also several species of mostly native plants to choose from. Wynmoor employees and trucks will be available to assist residents in tagging, loading and delivering to the Wynmoor Nursery. In answer to Ernest Hartog as to the cost of installation, David responded that the fee is \$18.00 per hour per man and on average it takes about an hour to install a tree. In response to Dorothy Somer, David explained why the Arbor Day trees do not qualify as replacement trees. He also explained the procedure required by the City of Coconut Creek for removal and/or replacement of trees. During this discussion, Mikkie Belvedere, City of Coconut Creek Commissioner stated that residents must show current proof of residency and will be given a card to be stamped and as David said, residents are required to attend each event prior to receiving free trees and/or plants.

**OLD BUSINESS:** none

**NEW BUSINESS:** none

Coconut Creek Commissioner Mikkie Belvedere announced that the residential water bills have gone up 15%. This increase is for water and sewer expenses not for taxes. She also announced that by proclamation of the City of Coconut Creek, April has been declared as 'Save Water Month'. Commissioner Belvedere advised if anyone is experiencing problems with Flush Choice to give her the information and she will make sure it gets to the proper authorities. She also reported that for those residents who have still not received their U.S. Census forms, she will have blank ones available at the Wednesday, April 14<sup>th</sup> Afternoon Tea.

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

Elliot Rappaport questioned the two (2) day permanent water restrictions as water is being dumped from Lake Okeechobee. David Rivers explained it was due to the heavy taxing on the aquifers and in reality irrigating twice a week is more than adequate. He also suggested checking the South Florida Water Management web site for detailed information.

Gordon Morse reported that one of his residents was chased by a raccoon and if you see a raccoon during the day it is probably rabid. He was advised to call Security or the Maintenance Department and they will arrange to have a trap set for disposal of the animal.

Joan Sampson, Chairperson of the Grounds Committee, announced the next meeting would be on Thursday, April 15<sup>th</sup> at 9:30 AM in Card Room #4.

There being no further business to come before this committee, the meeting was adjourned at 10:00 AM.