

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE  
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, July 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**  
**Michael Salimbene, Director of General Services**  
**David Rivers, Director of Grounds Maintenance**  
**\* Mary DeCecco, Director of Entertainment**  
**Jeff Solomon, Director of Administrative Services**  
**John Guisti, Director of Security/Transportation**

Approximately thirty (30) residents were present at today's meeting.

The minutes of the meeting held on Tuesday, July 13, 2010 were adopted and approved as presented after a correction was made regarding the location of the General Election on November 2, 2010. The General Election will be held in the West Wing, not in the Grand Ballroom as previously reported.

**PRESIDENT'S REPORT**

President Goldberg thanked everyone for coming and called on the Administrator for his report.

## ADMINISTRATOR'S REPORT

Administrator Bruce Bandler stated that since there is such a feeling of frustration concerning speeding and failure to stop at stop signs it was suggested we approach the City to patrol Wynmoor's roadways. Chief Mann agreed and he will be at the Council Board of Directors Meeting on August 5<sup>th</sup> to explain what his officer's can and cannot do on Wynmoor property.

Mike Salimbene, Director of General Services reported that this morning's property inspection was on the golf cart paving and 9 through 18 are completed. The front nine are being prepared for paving and should all be completed within the next two (2) weeks. He also reported that all the pharmacy signs have been removed and roof tiles will be touched up and painted.

Joe Bambino, Golf Course Superintendent reported that the back nine would be open continuously beginning Thursday. The front nine is being prepped and will be paved next week and remain closed for one more week before opening the entire course.

Jack Kubasek, Assistant Administrator reported on a list of questions presented by Stan Dornbaum concerning the West Wing Project. Jack stated that the renovation of the West Wing would include removing wallpaper and mold, sanding the floors and applying polyurethane and any necessary repairs to lights, kitchen, etc. There is \$20,000. available in the Reserve Account and all work involved is within that scope. Jack also gave a detailed explanation of why the floor must be sanded and safety being the main issue as to why it cannot be done one (1) section at a time.

Jeff Solomon, Director of Administrative Services reported there would be another demonstration of the Zumba dance in August and also line dancing. Dates and times will be announced next week. He also announced a Miami Day Tour has been scheduled for September 1<sup>st</sup> which consists of stops at various locations and lunch for \$73.00 per person. Sign-up is in the Recreation Office. Jeff also reported that he is in the process of up-dating the Wynmoor Website. Be sure to check the August News & Views for coming events dates and times.

**OLD BUSINESS:** none

Bruce stated that we had previously removed a Motion to purchase electric vehicles in order to give Keith Arnold, CFO more 'shopping time' and asked Jack Kubasek to explain the need and use of these vehicles. Jack stated that this is all part of Wynmoor's 'going green program' which was started last year when we replaced 2 gasoline powered vehicles with electric carts. The vehicle has a 1,800 lb. Load capacity and is easily adaptable to our needs. The electric vehicles would replace three (3) of the vans that we are presently using and cost only 1 ½ cents per mile to operate as opposed to 47 cents per mile for a gasoline powered vehicle. Jack also explained that we would lease the vehicles which would give us the option of purchasing when the lease expires. Keith advised that if the vehicle was purchased outright it would cost approximately \$40.00 more per month for 36 months. With that savings Wynmoor could purchase the vehicles when the lease expires or return the equipment.

**NEW BUSINESS:** On Motion by Irving Jacobson, seconded by Chick Chase, it was

Resolved that the Management Committee approve the leasing of three (3) Electric Utility Buddy Deluxe Vehicles each at a cost of \$398.74 plus tax per vehicle per month for a period of thirty-six (36) months for a combined total of \$43,063.92 as provided for in the 2010 Budget – Equipment Reserves. There is an optional buyout of \$1,500.00 at the end of the lease.

Discussion followed. President Goldberg called for a vote by show of hands. The Motion passed unanimously.

**OFFICER'S QUESTIONS AND STATEMENTS:** Irving Jacobson asked Jack Kubasek for a report on the main gate fountain. Jack replied it is almost done. The fountain will be operating with the lights soon and David is drawing up landscaping plans to present to the City for approval.

**COCONUT CREEK COMMISSIONER:** Mikkie Belvedere announced the next Commissioner's Meeting would be Thursday, July 22<sup>nd</sup> at 7:00 PM in the Chambers at City Hall. Everyone is welcome to attend.

**UNIT OWNER'S STATEMENTS:** In response to a unit owner's inquiry as what to do with light bulbs containing mercury, Jack Kubasek stated that it is a Waste Management issue and he would contact them and get back to the resident.

Steve Cooper, a new unit owner, thanked the Board for doing such a good job and expressed his concern regarding termites. It was explained that a pest control company is under contract in Wynmoor and termite extermination is included. Mr. Cooper also inquired about Amendment #4. Commissioner Belvedere replied that she will have a program on television with Jim Waldman to explain all of the amendments on the ballot.

In answer to a unit owner's request for a cost analysis for keeping the main gate open on Friday and Saturday nights until 1:00 AM, Bruce asked John Guisti to look into the possibility and present it at the next Management meeting.

Kevin Norton, Treasurer announced that the Budget and Finance Committee is meeting tomorrow at 9:00 AM in the Multi-Purpose Room. An overview of the new computer system will be presented immediately following.

There being no further business to come before this committee, the meeting was adjourned at 10:15 AM.