

**MINUTES
OF THE
MANAGEMENT COMMITTEE
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, July 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**
- * 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**

*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, June 29, 2010 were adopted and approved as presented.

PRESIDENT'S REPORT

President Goldberg welcomed everyone to the meeting and announced that Wynmoor will be seeing a lot of changes in our Comcast Cable television service. He also stated that he would have a series of discussions in his office to explain the new contract to the Board Members.

ADMINISTRATOR'S REPORT

Administrator Bruce Bandler began his report by thanking Harold Goldberg, Jack Deitchman and all of the Management Committee for their untiring efforts working with Senator Jeremy Ring to help bring about the changes in laws that directly affect Wynmoor. He then asked Fred Michael, Director of Association Affairs to report on the section that deals with collecting money from renters.

Fred stated that under the new law which went into effect July 1st, enables the associations to demand rent from tenants that are in units in foreclosure. His department has sent out several letters to renters that are in that position and have already received two (2) checks in return. Fred advised that associations experiencing this problem should contact his office and they will take care of it for them.

Mike Salimbene, Director of General Services reported on this morning's property inspection which began at the Fitness Center grill area. 1) grills were used extensively this weekend and remain in good order. 2) new ice machine is in place. 3) floor in the Multi-Purpose Room is scheduled to be resealed and waxed 4) Men's Fitness Center was found in good order. 5) Ladies' Fitness Center has a new sink and toilet. 6) emergency phone was replaced. Mike also reported that the West Wing renovations would begin the first week of August.

David Rivers, Director of Grounds Maintenance reminded everyone that "irrigation is supplemental water to natural rainfall and nothing beats a good hard rain" like we experienced over the weekend. David reported that the golf course cart repaving has begun and only holes 1 through 8 remain open with 9 through 18 being closed for approximately ten (10) days. He also reminded that association tree pruning is a separate service provided through a written contract with the Tree Division.

OLD BUSINESS: none

NEW BUSINESS: On Motion by Neil Nota, seconded by Jake Green

Be it 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.

Discussion followed. Chick Chase suggested the motion be taken off the table until such time as Keith Arnold, CFO has completed negotiations with Bank United who has indicated they may be able to offer a lower interest rate than originally proposed. Chick Chase was thanked for his astuteness of keeping this in the best interest of Wynmoor. No vote was taken and it was decided that the Motion would be presented at next week's regularly scheduled meeting.

OFFICER'S QUESTIONS: NONE

COCONUT CREEK COMMISSIONER: Mikkie Belvedere stated she had nothing new to report. However, in response to Bruce's request to have a representative of the people responsible for organizing the bulk trash pick up in Wynmoor to meet with a member of our maintenance staff, she indicated she would present it to the City.

There being no further business to come before this committee, the meeting was adjourned at 9:30 AM.

