

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE  
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, January 5, 2010 at 9:00 AM in the Administration Building 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, Vacant**
- 3<sup>rd</sup> Vice President, Chick Chase**
- 4<sup>th</sup> Vice President, Jake Green**
- Secretary, Jack Deitchman**
- \* Treasurer, Julian Ganak**
  
- \* Absent**

**In addition to the above, also present:**

- Bruce Bandler, Administrator**
- Jack Kubasek, Assistant Administrator**
- Keith Arnold, Director of Finance**
- John Guisti, Director of Security/Transportation**
- Fred Michael, Director of Association Affairs**
- David Rivers, Director of Grounds Maintenance**
- Jeff Solomon, Director of Administrative Services**
- \* Michael Salimbene, Director of General Services**
- Kevin Norton, Asst. Chairman of Budget & Finance**

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

The minutes of the meeting held on Tuesday, December 29, 2009 were adopted and approved as presented.

**PRESIDENT'S REPORT**

President Goldberg welcomed everyone and turned the meeting over to Administrator Bruce Bandler.

Bruce introduced John Guisti, Director of Security who reported that in the month of December there were 46 smoke alarm calls. Of these 46 calls 9 were caused by residents turning on their self-cleaning ovens and failing to check if anything was inside. John then explained proper procedure that is followed each time Security has to respond to a smoke alarm call. On December 29, 2009 Sgt. Elliott and Sgt. Ramesar responded to a call. Upon arrival after making sure no one was inside they discovered the smoke coming from an oven. They removed the oven and extinguished the flames. During this time Sgt. Elliott was overcome by smoke and was treated at the scene by the paramedics. John stated that these men have "gone above and beyond" many times and are being honored today for their extreme actions. Both men were commended by the President and Administrator who awarded both men plaques commemorating their special efforts. A standing ovation followed.

President Goldberg then explained that he is getting many complaints about the phone not being answered at the Medical Center and the residents not getting the respect they deserve from the staff. He was advised that a new phone had been installed and each resident will be informed of the number. President Goldberg stated that he has a meeting on Thursday and that these complaints will be addressed and rectified.

### **ADMINISTRATOR'S REPORT**

Administrator Bruce Bandler announced that January 7<sup>th</sup> is the first Board Meeting of the new year and welcomed the new board members. He also informed them that at the Executive Committee Meeting in December there were motions made that will be voted on, stating this is a little unfair since this is their first meeting and they are going into this without really knowing the Executive Meeting process. Bruce then recommended for those who have access to e-mail, get on the mailing list in the Executive Council Office. This will help in knowing what the Executive Committee recommended. At that time Bruce stated there are four (4) motions on the table with the first one having to do with insurance and the deductible. Jim Hartman, Representative for Community Insurance will be present to answer any questions. This is a compliance issue with Florida State Statute 718. The second issue is advertising on the Wynmoor buses. The Promenade Shopping Center has made Wynmoor a very nice offer of \$1,000.00 per month for the first six months to advertise on two of our shopping buses which would include our logo. The third motion is about golf fees. We discovered that our fees for guests were rather high when it came to comparison with other courses. Our residents who had guests coming would take them outside of Wynmoor to play where the fees were more reasonable. We feel that by lowering the guest fees this would bring more play increasing revenue. Bruce then asked David Rivers, Director of Grounds Maintenance to go into detail on the last motion concerning the purchase of equipment to be utilized by the golf course and grounds maintenance personnel. David stated that the equipment being requested is (1) Verticutting Units with Toro Pro Sweep Debris Blower at a cost of \$28,223.00, (2) Flowtronex Pump Log/Site Pro Software Integration at a cost of \$6,494.00 and (3) Four Toro 3200 with canopy tops/Folding windshields at a cost of \$66,184.00. There was a suggestion made by Elliot Rappaport that the off-site ability to control golf course irrigation (Flowtronex Software) should be made capable for more than just one employee. David feels that this can be modified so the call can be received by more than one person.

Jeff Findel explained the need for verticutting more frequently as this would extend the “life of the golf course” tremendously. (A copy of the complete breakdown for this equipment stating purpose and goal is available in the Council Office.)

Jeff Solomon, Director of Administrative Services stated that a recent letter from Comcast was mailed to everyone in the county whether it was meant for them or not. Then a post card from Comcast was mailed retracting the original letter to Wynmoor residents. Jeff presented a flyer that will be posted on all bulletin boards as to what you should do with regards to any Comcast correspondence mailed to your home; do not acknowledge unless it specifically names Wynmoor. If you have already ordered adapters mentioned in the December 16, 2009 letter, do not install them. Wait for further correspondence from Wynmoor. Jeff also advised that as for now we are under contract with Comcast and they are the only cable service provider in this area. However, as this situation changes, research is already underway for future service in Wynmoor. Jeff announced that on Saturday, January 9<sup>th</sup> we have our first Wynmoor Art Showcase taking place in the Lyons Road Coconut Creek Community Center. Admission is free and it is being published in the Sun- Sentinel and in Coconut Creek newspapers and magazines. This event is open to the public. The Showcase will feature arts, crafts, watercolors, oils, pottery, live entertainment and demonstrations. Bus service will also be provided at the theatre. This information will be posted on bulletin boards and channel 98. Bruce urged everyone to attend this event. Jeff and Bruce extended thanks to the many people behind the scenes who have tirelessly given of their time. A special thanks was given to Roslyn Greenberg for her help during “children’s week” and the White Elephant Sale scheduled for February 26<sup>th</sup>. Jeff also reminded everyone, if you see something you think is wrong do not wait, report it to the proper authorities immediately.

Bruce stated that this morning’s property inspection was in the east wing, west wing and the theatre. The main issue was with the chairs in the west wing. Many of these chairs are unbalanced and not safe for “chair exercises”. Wonny and Ray will inspect each chair and repair as needed.

Jack Kubasek, Assistant Administrator reported that the maintenance department ended 2009 with only 18 work orders (leak related) and 28 utility work orders remaining open. This is quite impressive given the fact that between 350 and 400 service request are received each week. Bruce interjected that building maintenance closed 2009 with a \$40,000.00 surplus. Jack stated that a main goal for this department is to continue to educate the staff in specialized fields so that more jobs can be done in-house rather than hiring expensive outside contractors. A new division of maintenance is being developed for air conditioner repairs/replacement and should be available to the residents during 2011. Maintenance is getting many complaints about noise vibration from a/c units. This is a harmonic noise that travels through the lines and there is nothing that can be done to eliminate the problem. Jack also stated that while Wynmoor cannot tell you which brand of unit to purchase, Rheem and Ruud appear to be the biggest offenders generating this type of noise.

Bruce announced that the Thor-Guard Lightning Detection System installation at the main pool has been completed and asked David Rivers to demonstrate. David stated that the alarm will sound for 15 seconds and after a pause it will sound for three (3) five (5) second blasts which indicates the all clear. The demonstration was successful.

OLD BUSINESS: None

NEW BUSINESS: None

### **OFFICERS' COMMENTS AND QUESTIONS**

Jake Green, 4<sup>th</sup> Vice President stated that the remark that “we can’t do anything about it” upsets him because we can do something about it. When something goes wrong with Comcast or any other vendor/supplier you must make an official complaint and get on record.

### **UNIT OWNER’S COMMENTS AND QUESTIONS**

Dave Lieberman asked when the Jacuzzi is cleaned. Jack Kubasek replied that it is cleaned everyday and deep cleaned on Wednesday when it is closed until noon.

Mikkie Belvedere, City of Coconut Creek Commissioner announced that the next bulk pick up will be Thursday, January 7<sup>th</sup>. City sponsored concerts will be held on Friday night, January 8<sup>th</sup> and Sunday, January 10<sup>th</sup> at 11:30 AM at the Community Center. She also gave specific details about what census takers can and cannot do. They are required to carry I.D. and are not allowed to enter your home. Ms. Belvedere also reminded everyone that the census taker would only knock on your door if you fail to return the form that will be mailed to you. She also reported that the lines on Coconut Creek Parkway have been repainted and reflectors will be installed on Lyons Road at the exit.

Donna Zweben questioned why the buses and maintenance vehicles were parked at Tract 1000. Jack Kubasek stated this was temporary and those vehicles will be parking back at the Dean Building.

There being no further business to come before this Committee, the meeting was adjourned at 10:30 AM.

NOTE: For residents receiving minutes via e-mail, copies of all attachments are available in the Council Office.

