

**MINUTES  
OF THE  
MANAGEMENT COMMITTEE MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, November 1, 2011 at 9:00 AM in the Administration Multi-Purpose Room.

The Management committee is comprised of the following members of the 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 were:

**Bruce Bandler, Administrator**  
**Jack Kubasek, Assistant Administrator**  
**Keith Arnold, Director of Finance**  
**Mary DeCecco, Director of Entertainment**  
**John Guisti, Director of Security/Transportation**  
**Fred Michael, Director of Association Affairs**  
**David Rivers, Director of Grounds Maintenance**  
**Michael Salimbene, Director of General Services**  
**Jeff Solomon, Director of Administrative Services**

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

The minutes of the meeting held on Tuesday, October 25, 2011 were approved and adopted as presented.

**PRESIDENT'S REPORT**

President Goldberg welcomed everyone to the meeting and asked the Administrator for his report.

**ADMINISTRATOR'S REPORT**

Administrator Bruce Bandler called on the Department Directors for their reports.

David Rivers, Director of Grounds Maintenance reported that several areas around the Circle were backing up due to the heavy rainfall and he had posted a man to

keep an eye on the Aruba drain as it drains very slowly. David stated he had taken a tour of the golf course which is closed today and in Joe's absence the course is in very capable hands with a major cleanup underway to bring things back to normal. He indicated the tree crew is continuing to work at the country club fingers installing palm trees and mulch. When asked about the golf course reopening, David stated he is not sure, depends upon draining.

Fred Michael, Director of Association Affairs announced that the annual meetings are underway with the 4<sup>th</sup> one of 44 associations being held today. He indicated that postings are going on each building as to when the residents may pick up their packets. If packets are not picked up they will be mailed.

John Guisti, Director of Security/Transportation announced the volunteer program for the QBE inspections is a huge success and thanked those residents who are participating.

Mary DeCecco, Director of Entertainment reminded that December show tickets go on sale at the window November 7<sup>th</sup> and January orders will be taken the same day. She also reminded on Wednesday, December 7<sup>th</sup> at 2PM in the theatre there will be a tribute to World War 11 Veterans. Tickets are \$5 each and proceeds will go to Veterans' Charities. Mary announced Herman's Hermits are coming back to Wynmoor on Monday, February 20<sup>th</sup> at 8PM with tickets going on sale December 12<sup>th</sup>.

Jeff Solomon, Director of Administrative Services reminded that on Saturday at 10AM the doors at the Lecture Hall will open to the 'Cougar Choral' group from Coconut Creek High School. This is a **FREE** event and approximately 16 tickets are remaining. Jeff thanked everyone who helped with the Halloween Ball, indicating it was very successful and reported new fitness equipment would be delivered Wednesday.

Stan Cohen announced that 'Guys and Dolls' play golf every 1<sup>st</sup> Saturday of the month followed with a light lunch at the 19<sup>th</sup> Hole.

Mike Salimbene, Director of General Services reported on this morning's property inspection which began at the Administration barbeque area. All areas were found in good order. Mike also took the 'team' on a tour of the Lazy River Walk that is still under repairs. He indicated that each phase of work completed must be inspected separately by the City and things are beginning to move along well.

Keith Arnold, CFO gave a brief explanation of the 1<sup>st</sup> motion on today's agenda. He reported the retention of Omikron is to review Council communications bills. Keith indicated this is a 'win win' situation as Omikron gets paid (50% of any savings) if areas of monthly continual savings can be realized.

Jack Kubasek, Asst. Administrator reported our area has received 12.5" of rain in 72 hours and between 10 - 15 elevators are out of service due to water collecting in the pits. He stated that only 4 buildings have signed a contract for sump pumps to be installed in their elevator pits and in order to keep the cost at a minimum at least 10 buildings need to sign. Jack indicated he has a company coming to give

proposals to clean and camera storm drains. He asked if anyone has a new service contract from ECM or Service America to please leave a copy at his office as this is part of the research needed to help formulate the new WynAir program. Jack stated the 2<sup>nd</sup> motion for today is for energy management equipment for the theatre complex. This is an ultra modern system and can monitor the a/c units without leaving the office as well as programming the system to automatically adjust a/c units as to room usage.

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:** On motion by Neil Nota, seconded by Chick Chase,

Be it resolved that the Management Committee approve the retention of the Omikron Audit Company for the purpose of auditing the Wynmoor Community Council ATT telephone charges, going back to the year 2007, to find areas where monthly continual savings can be realized. Omikron's fee will be paid at the rate of fifty percent (50%) of the savings obtained only, which if found they will continue for an additional twelve (12) month period. If Omikron does not realize savings to Wynmoor Community Council's monthly billing there will be no fee or payment for their efforts in this process.

A vote by show of hands indicated the motion passed unanimously.

On motion by Jack Deitchman, seconded by Jake Green,

Be it resolved that the Management Committee approve the purchase of a replacement for the Wynmoor Theatre Complex (including the East & West Wings) environmental control system from the Building Automation Company for a cost of \$30,398. This system is to replace the existing system which due to age has become operationally inefficient and difficult to repair due to parts availability. This is a sole source purchase as the company is the only area distributor for the American Auto-Matrix System specifically designed as a solution for a building of this size and complexity. This item was included in the year 2011 Furniture & Fixture Reserve Budget. Page 35

A vote by show of hands indicated the motion passed unanimously.

**UNIT OWNER'S STATEMENT:** In answer to Abby Davison regarding a letter that was distributed throughout Wynmoor concerning flood zones, Bruce advised he would have Lois look into it with a report next week if possible.

Allan Barnett asked why today's motions were not presented earlier in the year and Bruce indicated it is cash flow situation and prefers not to present a motion until they are ready to do the project.

Susan Wanderman commented on how nice the QBE inspection team members are suggesting it is a great way to spend the day but you must be prepared to be on your feet.

In reply to Mryna Berger regarding problems found within a unit during the inspection, John Guisti stated it is noted on the inspection report and the information is passed on to Maintenance

.  
There being no further business to come before this committee, the meeting was adjourned at 9:50 AM.