

**MINUTES
OF THE
MANAGEMENT COMMITTEE
MEETING**

The weekly meeting of the Management Committee was called to order on Tuesday, January 3, 2012 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
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

In addition to the above, also present were:

Bruce Bandler, Administrator
Mike Salimbene, Director, General Services
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
Jeff Solomon, Director of Administrative Services

Approximately 60 residents attended this morning's meeting.

The minutes of the meeting held on Tuesday, December 27, 2011 were adopted and approved as presented.

PRESIDENT'S REPORT

Harold Goldberg, Council President welcomed everyone and requested all cell phones be turned off. MR. Goldberg wished everyone a Happy New Year. The President also reported that Joan Sampson's husband had passed away; the funeral will be held on Wednesday January 4, at Levitt-Weinstein in Boca Raton, time is scheduled for noon. He then asked the Administrator for his report.

ADMINISTRATOR'S REPORT

Bruce Bandler cautioned everyone to be careful what is fact and what is rumor. He told the story of a rumor circulating that Wynmoor had reduced the price of a ticket to the New Year's party to \$25.00. The actual story was someone with tickets was trying to sell them and had reduced the price for a quick sale. Bruce used this story as a caution to ensure what we say is a real fact and not some ones false expression. Bruce also explained air conditioning can just do so much, however when the room has 300 people who are dancing and having a good time the A/C will not always carry the load and it could warm up. He thanked Marry DeCecco and expressed the News Years party was the best ever at Wynmoor, everyone had a wonderful time.

Bruce then called upon **Jack Kubasek** for his report. Jack explained the bike path will be set up with new signs telling people that it is not a walking or running path. The signs will be professional traffic type signs. He also explained the operation of the clock in the Country Club Tower and how and why the four different sides could be out of sync. Jack reported that the Maintenance Department will end the year with a surplus of approximately \$252,000. The year will close out with 28 open work orders of which 15 are related to lights out. Jack explained the bubbling mechanism at the Jacuzzi pool was down and could not be fixed until after the season, as it would require excavating the pool area. The Jacuzzi will have heat but not the bubbling action. He explained although the Jacuzzi has to be brought to code the County has afforded Wynmoor a delay until after the season. The River walk is open and the temperature is being well maintained with the new gas operated equipment. It was also explained the waiting period when the Maintenance Office is called was a result of the level of work now being accomplished. However he understood the frustration and indicated the Wynmoor outside phone expert will be in today to see how the system can be changed or modified to assist in finding a solution to lower the waiting time.

In response to a question related to taking over the Unit lock systems, it was indicated that the technician is going to school; it will require additional cost for re-keying and obtaining the necessary equipment. In response to a question as to when the service company will go into effect, it was indicated that we are interfacing with a special individual who has a much coveted class A license, he is helping us set the company up. The draft contracts have been prepared, and a off the shelf computer system for business control has been selected.

John Guisti then offered his report. It was a safe weekend. He explained he discussed the paper found on the grounds which was a bus driver's schedule. He has discussed it with the driver, who indicated he threw it in the garbage; it was surmised it probably was dropped when the can was emptied. In response to a question as to what the Security personnel are able to accomplish. It was explained, they can contact and ask for police assistance; they can ask persons in a conflict to leave an area, and they can investigate occurrences' to determine the cause. He explained in most cases the security personnel receive cooperation and no further action is required. Ms. Kornheiser explained a friend of hers was accosted and had an altercation at the pool area by a guest. John explained both the guest and the Unit Owner have been sent letters about the incident and told to defer from such behavior.

Fred Michael reminded everyone about the MASS program the first Friday of each month in the Lecture Hall. This coming Friday there will be a discussion by Jack Kubasek related to vendor selection the Council fee and what it covers in accordance with the Management Agreement, and the concept of in house vs. outside contracting. Jack Deitchman will discuss the contracts how they are structured and the process utilized in accordance with the Management Agreement.

In response to an audience question he explained that tomorrow we are having a meeting with Massey to kick off the new pest control company. He explained Massey has 32 Associations; Bug Off has ten Associations and Misty has two Associations. Subsequent to tomorrow's meeting Massey, who is anxious to get started will proceed with the process.

Fred also explained the QBE subpoena process and the simplified form to be filled out and returned to his office.

David Rivers reported that at present there are 304 signed Golf Members, which is an excellent number entering January which is usually an excellent sign up month.

Mike Salimbene reported on the morning's inspection at the East/West wings and the Theater. The inspection went very well the emergency lights in the rest rooms need replacement, and the Pottery Room requires some work such as new doors, which will be taken care of.

Keith Arnold reported the check received from the Wynmoor Real Estate office for the month of December was \$4,154; the median price per unit was \$57,633. Keith also reported that today the entire new Computer System was being deployed to all departments.

Jeff Solomon reported on the date error in the news and views related to the White Elephant Sale. The ad was correct in the previous issue of News and Views; he indicated that we will need galley proofs for each issue to proof. The White Elephant Sale will be held on Friday February 24th between the hours of 9:30AM and 2PM. Only one table will be afforded each applicant Jeff advised that sign up date will start January 11 at 8AM, and suggested every one be early as last year there was a very long line waiting to sign up. He reminded everyone of the Antique Auto Show scheduled for January 14th. Jeff also reported on the very successful Childs Program during the holiday Childs Week. It was reported apx 60 to 70 showed up at the ceramics demonstration which was videotaped. Anyone wanting a copy of the DVD contact Jeff. He also reported on the Senior Hostel to be held February 3rd, and the Senior Olympics. For more information contact the Recreation Department.

Mary DeCecco reported the movies out of Hollywood have been increasingly poor, she is trying her very best to improve the showings. However this coming week the movie Three Musketeers will be shown, and has received good reviews. March Show tickets will go on sale next Monday, January 9th. Mary also explained in response to a question related to switching over to digital; that it will take awhile, it is very expensive as the equipment will require a change out, and we are not as yet in a position to do so. However it is being monitored and as soon as it appears the studios will be going digital the process will be explored.

OFFICER'S COMMENTS

Bruce then returned the meeting to the President. In response to Officer Questions, Second VP Neil Nota expressed appreciation for the work accomplished by the staff. He explained he finds them professional and very effective for the benefit of Wynmoor.

GOOD AND WELFARE

Mr. Goldberg then opened the meeting to Unit Owner questions and comments. It was announced by Jack Kubasek in response to a question the Multi Purpose Room sound reduction panels are scheduled to be received tomorrow.

In response to a question related to the Childress-Duffy/QBE law suit, Bruce explained that any settlement money from QBE will be for the Association who is the claimant, not the Unit Owners.

Dorothy Sommer reported that the next Nature Club meeting on February 2nd at 9AM; Ball Room C, Jack Deitchman will be giving a talk on Aquatic Mammals, breakfast will be available, everyone is invited to attend.

There being no further business, the meeting was adjourned at 10AM

MANAGEMENT COMMITTEE

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1/03/12