

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 10, ISSUE 3

An Official Wynmoor Publication

NOVEMBER 2018

In November...

The following is a list of Board of Directors meetings for the month of November. All residents are encouraged to attend their respective association meetings. Please note, these meetings are subject to change.

Key:

BOD denotes Board of Directors meeting
EW denotes East Wing Card Room 4
GBRA denotes Grand Ballroom A
GBRB denotes Grand Ballroom B
GBRC denotes Grand Ballroom C
LH denotes Lecture Hall
MPR denotes Multi Purpose Room
WWI denotes West Wing I
WWII denotes West Wing II

November:

(See annual meetings, Page 2)

7th: Bermuda BOD, EW, 1:30 p.m.
9th: Victoria Federation, EW, 9:30 a.m.
12th: Nassau BOD, GBRB, 10:00 a.m.
12th: Victoria C BOD, EW, 10:30 a.m.
13th: Bahama BOD, LH, 1:00 p.m.
13th: Victoria J BOD, MPR, 4:00 p.m.
14th: Granada BOD, EW, 10:00 a.m.
14th: Martinique I BOD, EW, 1:30 p.m.
19th: Bimini BOD, EW, 10:00 a.m.
20th: Victoria F BOD, EW, 11:30 a.m.
20th: Aruba BOD, EW, 1:00 p.m.
22nd: Martinique IIF BOD, EW, 11:30 a.m.
23rd: Abaco BOD, EW, 3:00 p.m.
26th: Lucaya I BOD, EW, 9:30 a.m.
28th: Antigua II BOD, EW, 10:30 a.m.

November Council Meetings:

1st: Board of Directors, WWI, 1:30 p.m.
6th: Management Committee, MPR, 9 a.m.
13th: Management Committee, MPR, 9 a.m.
16th: CAPS, LH, 9:30 a.m.
19th: Executive Committee, MPR, 1:30 pm
20th: Management Committee, MPR, 9 am
27th: Management Committee, MPR, 9 am
28th: Budget and Finance, MPR, 9:00 a.m.



Board Members Cannot Act On Their Own

By Fred J. Michael, Director of Association Affairs

It takes a village to run a condominium association, in the sense that the Board of Directors serve in the same capacity as the governing body of a small town.

Once elected, members of the Board of Directors have specific and critical duties, which are outlined in the Association's governing documents and the Florida Condominium Act, commonly referred to as Florida Statute 718.

The Board of Directors in Wynmoor's 44 associations have a fiduciary responsibility to uphold the association's governing documents and it's important that no board member should make decisions without board approval.

"Directors that act on behalf of the association without board approval can place the association in a precarious position," said Mark Bogen of the Bogen Law Group, which serves as the legal counsel for all 44 associations in Wynmoor. "All decisions should be made by the board."

Due to several recent incidents, it was highly recommended by the Bogen

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Annual Meetings Continue Through December 4

The association annual budget and annual membership meetings will continue through the month of November, ending on December 4. For the seventh consecutive year the meetings are being held in one location -- the Multi-Purpose Room in the Administration Building.

Having the meetings in one location enables the Association Affairs office to conduct the meetings in close proximity to the AA office. Additionally, the meetings will not conflict with the weekly Management Committee meetings, and the monthly Board of Directors, Executive Committee and Budget & Finance meetings.

The annual meeting agenda, proposed budgets, election material and proxy issues on proposed amendments to your governing documents will be mailed and e-mailed 21 days prior to the annual meetings listed below.

All unit owners should plan on attending. Mark your calendars now. The following is a schedule of the 2018 annual budget and membership meetings.

Thursday, November 1

9:00 a.m.: Victoria A (2804).

Friday, November 2

9:00 a.m.: Abaco (1601-1606).

3:00 p.m.: Martinique III (4801).

Monday, November 5

9:00 a.m.: Bimini (3401-3405, 3501-3502).

3:00 p.m.: Portofino IE (3003).

Tuesday, November 6

1:00 p.m.: Portofino ID (3004).

3:00 p.m.: Aruba (3301-3306).

Wednesday, November 7

10:00 a.m.: Andros (1701-1705).

3:00 p.m.: Portofino IC (3005).

Thursday, November 8

9:00 a.m.: Martinique I (4501-4502, 4602)

3:00 p.m.: Victoria B (2801).

Friday, November 9

9:00 a.m.: Portofino II (3101-02, 3201-3205).

3:00 p.m.: Antigua IA (2505).

Monday, November 12

9:00 a.m.: Granada (2001-2006)

3:00 p.m.: Martinique IIA (4702).

Tuesday, November 13

1:00 p.m.: Martinique IID (4401).

3:00 p.m.: Victoria J (2905).

Wednesday, November 14

10:00 a.m.: Nassau (2612-2614, 2701-2703, 2707-2710).

3:00 p.m.: Antigua IE (2501).

Thursday, November 15

9:00 a.m.: Martinique IIC (4402).

Friday, November 16

3:00 p.m.: Victoria F (2901).

Monday, November 19

11:00 a.m.: Victoria G (2903).

Tuesday, November 27

1:00 p.m.: Antigua IC (2503).

3:00 p.m.: Portofino IB (3001).

Wednesday, November 28

1:00 p.m.: Eleuthera (1801-1805).

3:00 p.m.: Victoria E (2902).

Thursday, November 29

9:00 a.m.: Martinique IIB (4701).

3:00 p.m.: Martinique IIE (4302).

Friday, November 30

9:00 a.m.: Lucaya II (2101-2103, 2201-02).

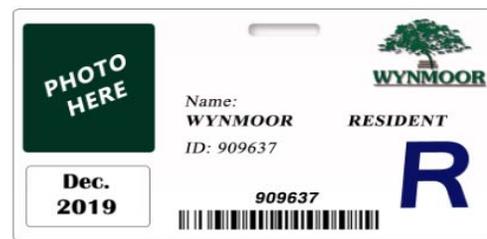
1:00 p.m.: Antigua IB (2504).

3:00 p.m.: Martinique IIF (4301)

Tuesday, December 4

3:00 p.m.: Lucaya I (2301-2305).

Don't Forget To Update Your Wynmoor ID



To update your ID, stop into the Resident Registration Office in the Administration Building.

Monday - Friday

8:00 AM - 11:45 AM

or

1:00 PM - 4:30 PM

An updated ID allows residents to enjoy Wynmoor amenities, such as The Fitness Center, Theatre, Recreation Trips and more.



Association Approval And City Permits Required Before Renovations Can Begin

By Fred J. Michael, Director of Association Affairs

Are you planning to remodel your kitchen? Do you need to install new cabinets? Does the work require a licensed contractor or can you hire a handyman?

Before undertaking additions or alterations to your condominium unit, the governing documents of your association require you to seek approval from the Wynmoor Architectural Committee and your association. Also, it is important to know that most of this work requires a City of Coconut Creek permit(s).

Jack Boone, Susan Schmitt and Shawn Flanigan from the City of Coconut Creek Code Enforcement Department were the guest speakers of the October CAPS (Council Association of Presidents) meeting. They explained some of the recent revisions made to the permit process.

They stressed that you--the unit owner--is responsible for your contractor's actions. It is, therefore, crucial that you use a

Work items that do not require Architectural Committee approval

New carpeting, apartment painting, replacement of screens, front and back, tinted vinyl window applications (interior side only) and any minor repairs. Everything else must receive the approval of the Architectural Committee and your Board of Directors.

licensed contractor. Alterations sometimes cause damage or create hazards to certain physical elements which you or your contractor may not anticipate such as hidden wiring, seals, exhaust ducts and discharge pipes. There are also strict prohibitions in many buildings against certain alterations such as installing washers and dryers.

Some elements of your condo actually belong to the Association, not you. They are called "common elements." Load-bearing and perimeter walls and the patio are examples of common or limited common elements--owned by your association though exclusively used by you.

Before undertaking physical changes to your condo, other than minor repairs or interior painting, it is suggested you ask for advice from the Wynmoor Maintenance Department at 954.978.2640.

Then submit the appropriate paperwork, the Wynmoor "Architectural Change Form," with supplemental required informa-

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Board Members Cannot Act On Their Own

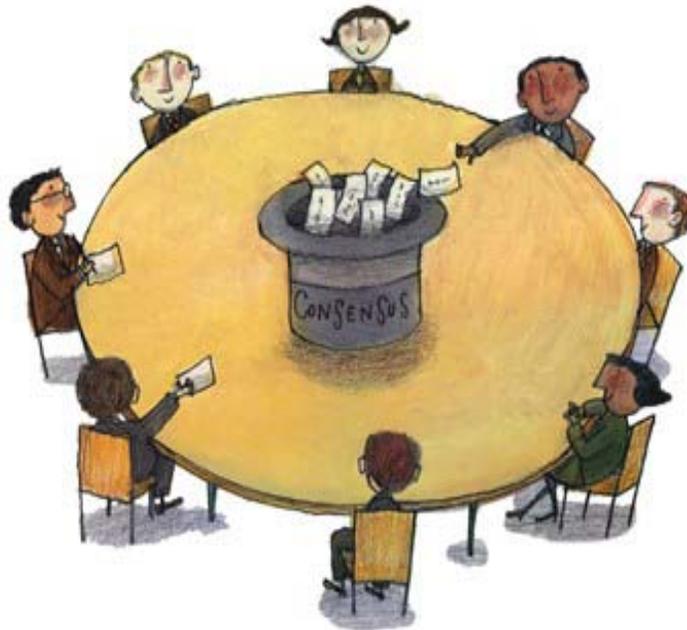
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Law Group that changes be made to several long-time procedures, including the approval of sales, leases and occupant applications.

In accordance with the Uniform By-Laws shared by 29 associations, Article 5.2 states: "The President acts for the Board, with the advice and consent of the condominium Director concerned in approving or disapproving changes in ownership and occupancy of Units." A majority of the remaining 15 association have similar language in their ByLaws.

Despite this clause, all sales, leases and occupant applications submitted to the Association Affairs office will require approval by a majority of the Board, beginning December 1. New sales, lease and additional occupant applications have been completed and will be submitted to all realtors that do business in Wynmoor during the month of November.

The members of the Board of Directors have a fiduciary relationship with the members of the association. This relationship imposes obligations of trust and confidence in favor of the corporation and its members. It requires the members



of the board to act in good faith and in the best interests of the members of the association. It means that board members must exercise due care and diligence when acting for the community, and it requires them to act within the scope of their authority.

The fact that the association is a not-for-profit corporation, or that the members of the board are volunteers and unpaid, does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires. When a

member accepts a position on the Board of Directors, he or she is presumed to have knowledge of the duties and responsibilities of a board member and needs to avoid any conflicts of interest.

Serving as a board member is a valuable and rewarding experience that should be undertaken by those who see it as an opportunity to serve their fellow neighbors while protecting and enhancing the assets of the community. It is serious business, but also a task worth doing well in order to safeguard the investments of all.

Approval Is Required For Unit Renovations

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tion. Also keep in mind that all contractors must remove all debris from association and Wynmoor property and not place it into the building trash container. If they don't, the Board can charge you for the proper disposal.

If you wish to make physical alterations to your unit, please follow these simple steps to be in compliance with the regulations. It's better to be safe, than sorry.

1. Pickup, complete and submit the "Architectural Change Form" to the Association Affairs office, Room 215 in the Administration Building. The staff will be happy to explain the procedure for you.

2. Make sure you do not allow con-



tractors to begin work until approval has been granted. The application should include the contractor's license, liability insurance, worker's compensation, a contract between the unit owner and the contractor, the scope of work to be completed and detailed drawings. It will be noted on the approval form if City permits are required. The City will not issues permits in Wynmoor without submitting the approval form.

It's also important to make sure the application is completed properly to avoid any delays in the approval process.

Please note, you may be fined by the City of Coconut Creek for failure to secure a permit or violate City code when required.