

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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In December...

The following is a list of Board of Directors meetings for the month of December. 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

December:

3rd: Andros BOD, EW, 3:00 p.m.
5th: Bermuda BOD, MPR, 9:30 a.m.
5th: Aruba BOD, EW, 1:00 p.m.
10th: Nassau BOD, GBRC, 10:00 a.m.
11th: Victoria C BOD, EW, 10:30 a.m.
11th: Bahama BOD, LH, 1:00 p.m.
12th: Granada BOD, MPR, 10:00 a.m.
12th: Martinique I BOD, EW, 1:30 p.m.
14th: Victoria Federation, EW, 9:30 a.m.
17th: Bimini BOD, MPR, 10:00 a.m.
18th: Victoria F BOD, EW, 10:00 a.m.
26th: Antigua II BOD, EW, 10:30 a.m.
27th: Martinique IIF BOD, EW, 11:30 a.m.
28th: Abaco BOD, EW, 3:00 p.m.

December Council Meetings:

4th: Management Committee, MPR, 9 a.m.
6th: Board of Directors, WWI, 1:30 p.m.
11th: Management Committee, MPR, 9 a.m.
17th: Executive Committee, MPR, 1:30 p.m.
18th: Management Committee, MPR, 9 a.m.
21st: CAPS, EW, 9:30 a.m.
26th: Budget and Finance, MPR, 9:00 a.m.



Wynmoor Looking To Make "New Friends" As Vendors

By Bruce Bandler, Administrator

An important goal and one which we are aware is not always met, is maintaining strong relationships between management and association directors. Management has many years of experience in their respective fields and are extremely qualified to give professional advice in various areas including contract selection.

Over the years we have developed strong relationships with a number of contractors in specific areas. Familiarization and dependability is a proven method for successful job completion and follow up when needed.

We realize, however, that our association directors are independent personalities, each with their own skillset and their own opinion. It might sometimes appear as though management offers no choice in the contract decision making process. We prepare the document for signature and assure the association we are working for them and in their best interest. This is a true statement; we work for you-not the contractor.

It is time for us to take a step back and look at things from your point of view. We are going to initiate substantial changes in our contract selection process. While it is always a good thing to have a vendor history, it is time to make some "new friends."

See VENDORS On Page 2

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Association Attorney Willing To Review Contracts

VENDORS From Page 1

We are in the process of composing a “bidder” list and will send letters of invitation to a select group of contractors some time in January. We will begin using a “standard” contract worded to protect the Association; the only item that will change will be the scope of work.

Wynmoor has an attorney on retainer who is more than willing to review any contract for any association prior to its approval. When you sign a contract, there should be no question as to whether you are confident in your decision.

We may have been persistent regarding vendor selection in the past, making it clear that if an association retained a contractor not on our “approved” list we could not extend our support should an issue arise regarding quality and/or performance. Be assured this no longer applies. We will offer and provide assistance as necessary regardless of contractor selection.

Relationships are important. Our relationship with all association directors is extremely important. Our relationship with our preferred vendors is important as well, however, new bidders should always be welcome. Not only will this give all our directors the freedom of choice, but it keeps it competitive as well.

As I said above, it’s time to make some “new friends.”



**If you
SEE
something
SAY
something**

Report suspicious activity to Wynmoor Security
Call 954-978-2663

Remember to always call 9-1-1 in case of an emergency.

**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
amentities, such as The Fitness Center, Theatre,
Recreation Trips and more.**

New Directors Must Attend Mandatory Meeting

By **Bruce Bandler, Administrator**

Welcome all new directors and board members! Your willingness to volunteer is a testament to your sense of community and your desire to serve; admirable qualities necessary to become a successful director and member of your respective boards.

The commitment you have made is a serious yet rewarding one. Written below are excerpts taken directly from the Board of Directors Pledge. It is my hope you will read this information and hold onto it as a point of reference. Its contents clearly illustrate what I am confident each of you already possess; a reliable and honorable character.

1. Attendance at all board meetings will be a priority.

2. Be prepared to intelligently discuss all agenda items at scheduled meetings.

3. Respect the opinions of your peers and exhibit no bias.

4. Always act in the best interest of the association and the community.

5. Avoid conflicts of interest between your board position and your personal life. Should a conflict arise, you will recuse yourself from the issue at hand.

6. Support all actions taken by the board positively, regardless of whether you are in a minority position on the matter.

To better acquaint you with the A,B,C's of your new position, we have arranged a "New Director Orientation" to be held on **Wednesday, January 9, 2018** in the Ballroom at 10:00 am.

Per Florida Statute 718.112, this seminar will satisfy the mandatory requirement for new directors. The basic language states that all new directors must certify in writing within 90 days following their election or appointment that he/she has read the association's governing documents and that he/she will work to uphold these documents to the best of his/her ability and faithfully discharge his/her fiduciary duty to the association and its members.

As a continuing education event, we are inviting **ALL** directors to attend the seminar.

NEW PRESIDENTS... We'd like to congratulate FOUR individuals on being named new association presidents during October and November's annual meetings.

Now serving as association presidents are Eileen Marcx

(Antigua II), Malcolm Cohen (Martinique I), John Lionetti (Martinique IID) and Marilyn Stolloff (Victoria C).

NEW DIRECTORS... Additionally, there are numerous new directors who have already assumed their duties for their respective associations. They are:

Antigua IA: Ann Castrianni.

Antigua II: Theresa Daniti.

Aruba: Alan Wagner.

Lucaya II: Ronnie Weber.

Martinique I: Marion Ridley.

Martinique IIB: Henry Adamsky

Martinique IID: J.P. Denis and Marti Baratta.

Martinique IIF: Michael Koss and David Lemenager.

Nassau: Janet Landzberg.

Nassau West I: Jack Rosenblatt.

Nassau West II: Valre Anderson.

Portofino IA: Annette Szusterman.

Portofino IB: Susanne D'Amico and Susan Slear.

Portofino IC: Diane Hartley and Robert Messing.

Victoria D: Nancy Gruen.

Victoria E: Anthony Figuenick.

Victoria K: Alison Pinsley.

New assistant directors include:

Abaco: Zelna Cohen and William Castor.

Andros: Donna Marcus and Angel Ortiz.

Antigua II: Rosetta Siegel.

Bimini: Doreen Rosen and Stanley Grossman.

Eleuthera: Edward Kopple and Lesley Olbrys.

Portofino II: Cheryl Lang.

Next Month:

All new directors from December annual meetings and a thank you to all outgoing directors.

SALES REPORT... Sales continues to be brisk during the third quarter of 2018 as 96 units sold between July 1 and September 30 for an average price of \$101,860. Average price for the same period in 2017 was \$93,165 and in 2016 was \$85,988.

Additionally, there were 142 leases executed during the same three month period.

Building 3302 in Aruba had the two highest sales during the third quarter with units selling for \$220,000 and \$212,000. A unit in Lucaya II (Building 2201) sold for \$200,000.



The Director's Cut

When Does Board Have Right To Enter Unit?

*By Fred J. Michael
Director of Association Affairs*

Frequently board members of a condominium association desire to access units for various reasons when the unit owner or approved occupant is not present.

There may be a water leak in a unit below and the association is looking for the source. There may be insects that are infesting other units nearby. Sometimes, the board just wants to check the unit to make sure the water is off and the AC is on.

While Florida Statute 718.111(5) provides associations with the irrevocable right to access all units in the condominium, such right is not absolute.

The qualifying portions of the Statute are “when necessary to perform maintenance, repair or replacement of common elements or of any portion of a unit to be maintained by the association, and to prevent damage to the common elements or to a unit or units.”

The governing documents spell out specific scenarios when access is necessary, including regularly scheduled maintenance such as pest control. Should a unit owner refuse to allow an association access to carry out its statutory or contractual duties, the association may be forced to levy fines or take legal action against the unit owner.

Board members and unit owners alike need to understand the guidelines and ensuring all unit owners understand the need for unit access, including their own responsibility for maintenance and safety for the community as a whole. No one likes the idea of someone entering their residence unattended, but on the other hand, it’s also possible to see emergency or maintenance-based entry as a safety net for when troubles surface.

In addition to the association’s right of access and regardless of whether authority is provided in the declaration or other recorded condominium documents, an association, at the sole discretion of the board, may enter an abandoned unit to inspect the unit and adjoining common elements; make repairs to the unit or to the common elements serving the unit, as needed; repair the unit if mold or deterioration is present; turn on the utilities for the unit; or otherwise maintain, preserve or protect the unit and adjoining common elements.



Florida Statute 718.111(5)

“The association the irrevocable right of access during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

PLEASE

**DO NOT
FEED THE
WILDLIFE**

**HELP KEEP THE AREA
CLEAN & HEALTHY**