

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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January...

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

January:

2nd: Bermuda BOD, EW, 9:30 a.m.
8th: Victoria C BOD, EW, 10:30 a.m.
8th: Bahama BOD, LH, 1:00 p.m.
9th: Granada BOD, MPR, 10:00 a.m.
9th: Martinique I BOD, EW, 1:00 p.m.
11th: Victoria Federation, EW, 9:30 a.m.
14th: Nassau BOD, GBRC, 10:00 a.m.
15th: Victoria F BOD, EW, 10:00 a.m.
15th: Portofino II BOD, GBRB, 10:30 a.m.
15th: Aruba BOD, EW, 1:00 p.m.
15th: Victoria E BOD, Pool, 3:00 p.m.
17th: Portofino IB BOD, 1st floor, 4:30 pm
21st: Bimini BOD, MPR, 10:00 a.m.
23rd: Antigua II BOD, EW, 10:30 a.m.
24th: Martinique IIB, EW, 4:00 p.m.
25th: Abaco BOD, EW, 3:00 p.m.
28th: Lucaya I BOD, EW, 9:30 a.m.

January Council Meetings:

3rd: Board of Directors, WWI, 1:30 p.m.
8th: Management Committee, MPR, 9 a.m.
9th: CAPS, Ballroom A, 10:00 a.m.
15th: Management Committee, MPR, 9 a.m.
21st: Executive Committee, MPR, 1:30 p.m.
22nd: Management Committee, MPR, 9 a.m.
23rd: Budget & Finance, MPR, 9 a.m.
29th: Management Committee, MPR, 9 a.m.



Directors Should Attend Wynmoor Community College

By Fred J. Michael, Director of Association Affairs

Each board member within Wynmoor's 44 associations has a fiduciary responsibility to uphold their association's governing documents. The first step is understanding the language within those documents.

Florida law requires all new directors to certify in writing within 90 days after being elected or appointed that they understand the association's governing documents. To assist ALL directors, the Association Affairs office conducts several authorized educational seminars a year. The next one will be held in conjunction with the Council of Association Presidents (CAPS) meeting on Wednesday, January 9 at 10:00 a.m. in Ballroom A. Entitled, "Wynmoor Community College," this important event will be mandatory for ALL new directors. We suggest all directors and any interested unit owners plan on attending.

Sometimes the governing documents will conflict with the provisions of the applicable state statutes. In general, the Florida statutes will prevail over conflicting provisions of the declaration or bylaws, except when the statute specifically authorizes the declaration or bylaws to provide otherwise.

Your association's governing documents have a legal and operational hierarchy. That means that each section of the documents has another section which may supercede them in law. The hierarchy of documents is: Declaration of Con-

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New Directors Required To Attend WCC Course

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dominium, Article of Incorporation, Bylaws and Rules and Regulations. Although at first the concept of following the law and governing documents may appear simple, in practice this can be a difficult and confusing undertaking. As directors, you should always consult with the association's attorney when dealing with difficult matters. Directors can schedule meetings with members of the Bogen Law Group through the Association Affairs office.

Perhaps the main function of most associations is the repair and maintenance of common areas and building exteriors. The maintenance responsibility for an association is established in the declaration or bylaws.

In most associations, those parts of the property that is in common between the homeowners are maintained by the association. Responsibility for those portions of the property over which an owner has an exclusive right to use or possess will fall upon the individual owner. This means that the board must become familiar with the property and the relationship regarding the maintenance of the property.

At Wynmoor, we are in a unique position where the Building and Grounds Maintenance departments are a phone call away. They can provide you with the necessary information to conduct periodic inspections of the property and schedule various repair and maintenance tasks in an orderly and comprehensive.

The board members have a fiduciary duty to the home owners to manage and operate the Association using the care that an ordinarily prudent person would use under the same or similar circumstances. This means that the board must exercise business judgment in making decisions while operating or managing the Association. Business judgment involves making rational, informed decisions in good faith. The board must strictly follow the law and its governing documents and apply and enforce them in a fair and uniform manner. The board must obtain and consider all of the relevant facts and circumstances, identify the various options available to the board, and carefully weigh which course of action would be in the best interests of the Association and its membership as a whole.

Bicycle Riders Must Follow All Traffic Laws

In Florida the bicycle is legally defined as a vehicle and the bicyclist is a driver. Bicyclists have the same rights to the roadways, and must obey the same traffic laws as the drivers of other vehicles.

There is only one road and it is up to bicyclists and motorists to treat each other with care and respect.

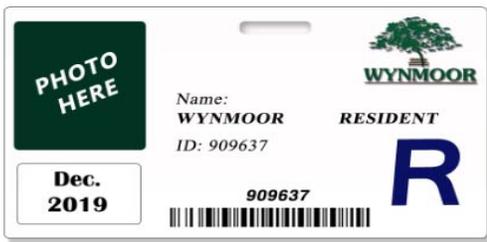
With a growing number of cyclists in the Wynmoor community, extra care should be shared by both the rider and the automobile driver.

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



Dorothy Somer served on the Victoria Village D Board for more than 20 years.



Herb Devos served on the Antigua Village II Board for more than 20 years.



Pete DiRosa served on the Eleuthera Village Board for 14 years.

OUTGOING DIRECTORS... We'd like to thank the following outgoing directors and assistant directors for service to their respective associations.

- Abaco: Barry Summer.
- Andros: Betty Rosse.
- Antigua II: Herb Devos.
- Bimini: Ellen Cirillo.
- Cayman: Clare Korchin.
- Eleuthera: Pete DiRosa, Vittorio Ferrari.
- Lucaya I: Bonnie Kutner and John Fitzgerald.
- Lucaya II: Richard Hart.
- Martinique I: Ana Marie Black, Shirley Lott and Fred Stein.
- Martinique IB: Phyllis Lynch.

- Martinique IID: Donato Del Busso and Ronnie Stern.
- Martinique IIF: Jeff Findel and Tony Fattal.
- Nassau: Palma DeRosa.
- Nassau West II: John Chandler.
- Portofino IA: Annette Szusterman.
- Portofino IB: David Winton and Ruth Miller.
- Portofino IC: Jaimie Alvarez.
- Victoria D: Dorothy Somer.
- Victoria E: Richard Wagman.
- Victoria K: Rose Scoppettone.



David Lieberman (Left) served on the Antigua Village II Board for 14 years.



David Winton (Right) served on the Portofino Village IB Board for 14 years.

What Is Wynmoor?

By Fred J. Michael

Director of Association Affairs

The Wynmoor Community Council is responsible for the management and upkeep of the Council properties shared by the community's 44 associations. That includes facilities such as the theatre, golf course, clubhouse, fitness center and the racquet center. WCC also provides services to the 44 associations through a Management Agreement such as grounds maintenance and administrative assistance.

How many times have you heard someone say, "Wynmoor needs to do this, or Wynmoor must fix this?" In many instances, however, that is not the case.

With that said, what is Wynmoor?

But it's not "Wynmoor" that is responsible for the daily operation of your building. That authority lies with your association's Board of Directors. Residents should be aware that each association governs themselves. It's your Board of Directors that approves the budget for your association, signs contracts and initiates work orders, just to name a few.

As your elected officials they are the ones who make all the decisions in your association. Wynmoor Community Council and its helpful staff of more than 200 employees do not have the authority to make those decisions. WCC can only make recommendations to a particular Board, but ultimately it is your Board of Directors that make the final decision.

Each association has their own set of governing documents that dictate what is and is not permitted within your association. Ironically, your documents can prohibit something while your neighboring association allows it. Many residents feel that the rules apply to everyone, but in some instances that is not true.

That's why it's important to be familiar with your governing documents.



NEW DIRECTORS... In last month's issue we congratulated those individuals who were voted or appointed as new members of their association's Board of Directors. Those elected or appointed as new directors during December meetings include:

Lucaya I: Michael Nash.

New assistant directors elected or appointed during December meetings include:

Lucaya I: Donald Fitch and Arlene Tumminello.

APARTMENT CARE OFFERED... For those planning on leaving their units vacant for a period of time, it is recommended you sign-up for the Apartment Care program offered by the Wynmoor Security Department.



The Director's Cut

Apartment Care is encouraged to insure your unit is secure during your absence and helps promote the integrity of your building.

For \$30 per month, members of the Security Department will inspect your unit weekly assuring all windows are secure and not broke, that there is no water intrusion that can be seen, that the air conditioner is properly set and operating, and that the unit is locked.

Additionally, our insured and bonded security personnel will respond to stabilize the situation when an emergency exists and

the unit owner will be informed via telephone. Any leaks detected will be called into your service provider.

To register for the Apartment Care program, or for more information, call 954.968.2543.