

# The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 10, ISSUE 6

An Official Wynmoor Publication

FEBRUARY 2019

## In February...

The following is a list of Board of Directors meetings for the month of February. All unit owners 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

### February:

6th: Bermuda BOD, MPR, 9:30 a.m.  
8th: Nassau West II BOD, MPR, 10:00 a.m.  
11th: Nassau BOD, GBRB, 10:00 a.m.  
12th: Victoria C BOD, EW, 10:30 a.m.  
12th: Bahama BOD, LH, 1:00 p.m.  
13th: Granada BOD, MPR, 10:00 a.m.  
13th: Martinique I BOD, EW, 1:00 p.m.  
15th: Portofino ID BOD, EW, 2:00 p.m.  
18th: Bimini BOD, MPR, 10:00 a.m.  
19th: Victoria F BOD, EW, 10:00 a.m.  
19th: Portofino II BOD, GBRB, 10:30 a.m.  
19th: Aruba BOD, EW, 1:00 p.m.  
22nd: Abaco BOD, EW, 3:00 p.m.  
25th: Lucaya I BOD, EW, 9:30 a.m.  
26th: Martinique IIF, EW, 11:30 a.m.  
27th: Antigua II BOD, EW, 10:30 a.m.  
28th: Martinique IIB BOD, EW, 4:00 p.m.

### February Council Meetings:

5th: Management Committee, MPR, 9 a.m.  
12th: Management Committee, MPR, 9 a.m.  
14th: Board of Directors, WWI, 1:30 p.m.  
15th: CAPS, LH, 9:30 a.m.  
18th: Executive Committee, MPR, 1:30 p.m.  
19th: Management Committee, MPR, 9 a.m.  
26th: Management Committee, MPR, 9 a.m.  
27th: Budget & Finance, MPR, 9:00 a.m.



## Sale Prices Continue To Rise Throughout Wynmoor

By Fred J. Michael, Director of Association Affairs

For the ninth consecutive year the average sales price of a condominium unit in Wynmoor rose.

The association sales totals listed on Pages 2 and 3 of this newsletter don't tell the entire story. Overall, 399 units were sold in Wynmoor during 2018, totaling \$40,313,752 in sales. That's an average of \$101,037 per unit, an increase of 9.1 percent over the 2017 average of \$91,488.

Since 2010, the average sales price has risen \$52,973 per unit. (see chart)

One hundred and eighty (180) units sold for \$100,000 or more during 2018 with a high of \$229,000 in Aruba. Other top sellers included \$221,000 in Andros,

220,000 in Aruba, and \$217,000 in Aruba. Overall, there were eight units that sold for more than \$200,000 in 2018,


YEAR	SALES	AVG.
2010	318	\$48,064
2011	364	\$48,990
2012	397	\$50,854
2013	399	\$62,620
2014	378	\$71,200
2015	419	\$74,707
2016	414	\$85,117
2017	417	\$91,488
2018	399	\$101,037

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# 2018 Sales Total By Association

<b>ABACO</b> 2B-2B: 11 Sales, Avg. \$124,800 2B-BL: 9 Sales, Avg. \$119,933 2B-BD: 0 Sales	<b>ANDROS</b> 2B-2B: 16 Sales, Avg. \$131,313 2B-BL: 4 Sales, Avg. \$153,375 2B-BD: 2 Sales, Avg. \$163,500	<b>ANTIGUA IA (2505)</b> 2B-2B: 6 Sales, Avg. \$108,400 2B-BD: 0 Sales
<b>ANTIGUA IB (2504)</b> 2B-2B: 4 Sales, Avg. \$87,250 2B-BD: 0 Sales	<b>ANTIGUA IC (2503)</b> 1 BED: 4 Sales, Avg. \$62,000 2B-2B: 2 Sales, Avg. \$128,000 2B-BD: 0 Sales	<b>ANTIGUA ID (2502)</b> 2B-2B: 3 Sales, Avg. \$108,667 2B-BD: 0 Sales
<b>ANTIGUA IE (2501)</b> 2B-2B: 3 Sales, Avg. \$121,333 2B-BD: 0 Sales	<b>ANTIGUA II</b> 1 BED: 7 Sales, Avg. 60,629 2B-2B: 11 Sales, Avg. \$97,727 2B-BD: 5 Sales, Avg. \$119,200	<b>ARUBA</b> 1 BED: 9 Sales, Avg. \$64,210 2B-2B: 3 Sales, Avg. \$199,000 2B-BL: 15 Sales, Avg. \$135,200 2B-BD: 5 Sales, Avg. \$176,300
<b>BAHAMA</b> STU: 4 Sales, Avg. \$45,375 1 BED: 2 Sales, Avg. \$46,500 2B-2B: 12 Sales, Avg. \$84,100 3 BED: 4 Sales, Avg. \$88,750	<b>BERMUDA</b> 1 BED: 1 Sale for \$61,000 2B-2B: 7 Sales, Avg. \$95,429 2B-BD: 4 Sales, Avg. \$115,000	<b>BIMINI</b> 1 BED: 4 Sales, Avg. \$53,000 2B-2B: 12 Sales, Avg. \$111,458 2B-BL: 10 Sales, Avg. \$142,180 2B-BD: 5 Sales, Avg. \$160,300
<p>KEY: (number under each category is the number of sales)            STU: denotes Studio Apt.            1 BED: denotes one bedroom/one bath and one bedroom/1-1/2 bath            2B-2B: denotes two bedroom/two bath            2B-BL: denotes two bedroom/two bath luxury            2B-BD: denotes two bedroom/two bath deluxe</p>		
<b>CAYMAN</b> 2B-2B: 9 Sales, Avg. \$128,600 2B-BL: 4 Sales, Avg. \$131,250 2B-BD: 0 Sales	<b>ELEUTHERA</b> 1 BED: 3 Sales, Avg. \$68,300 2B-2B: 11 Sales, Avg. \$115,602 2B-BL: 3 Sales, Avg. 126,000 2B-BD: 1 Sale for 167,000	<b>GRANADA</b> 1 BED: 2 Sales, Avg. \$80,500 2B-2B: 25 Sales, Avg. \$114,576 2B-BD: 2 Sales, Avg. \$100,250
<b>LUCAYA I</b> 1 BED: 3 Sales, Avg. 62,500 2B-2B: 13 Sales, Avg. 89,677 2B-BD: 2 Sales, Avg. 114,750	<b>LUCAYA II</b> 1 BED; 1 Sale for \$111,000 2B-2B: 10 Sales, Avg. \$98,600 2B-BD: 3 Sales, Avg. \$145,633	<b>MARTINIQUE I</b> STU: 0 Sales 1 BED: 0 Sales 2B-2B: 7 Sales, Avg. \$93,000 2B-BD: 0 Sales
<b>MARTINIQUE IIA (4702)</b> 2B-2B: 1 Sale for \$84,000 2B-BD: 0 Sales	<b>MARTINIQUE IIB (4701)</b> 1 BED: 2 Sales, Avg. \$59,500 2B-2B: 1 Sale for \$75,000 2B-BD: 1 Sale for \$118,000	<b>MARTINIQUE IIC (4402)</b> 2B-2B: 2 Sales, Avg. \$107,550 2B-BD: 1 Sale for \$110,000
<b>MARTINIQUE IID (4401)</b> 2B-2B: 2 Sales, Avg. \$86,250 2B-BD: 0 Sales	<b>MARTINIQUE IIE (4302)</b> 1 BED: 2 Sales, Avg. \$58,450 2B-2B: 0 Sales 2B-BD: 1 Sale for \$120,000	<b>MARTINIQUE IIF (4301)</b> 2B-2B: 7 Sales, Avg. \$115,357 2B-BD: 1 Sale for \$89,000

# 2018 Sales Total By Association

<b>MARTINIQUE III (4801)</b> STU: 0 Sales 1 BED: 0 Sales 2B-2B: 3 Sales, Avg. \$93,333 3 BED: 0 Sales	<b>NASSAU</b> STU: 1 Sale for \$64,000 1 BED: 6 Sales, Avg. \$56,250 2B-2B: 8 Sales, Avg. 81,750 3 BED: 3 Sales, Avg. 113,000	<b>NASSAU WEST I</b> STU: 0 Sales 1 BED: 0 Sales 2B-2B: 2 Sales, Avg. \$85,500 2B-BD: 0 Sales
<b>NASSAU WEST II</b> STU: 0 Sales 1 BED: 0 Sales 2B-2B: 5 Sales, Avg. \$72,480 3 BED: 2 Sales, Avg. \$87,000	<b>PORTOFINO IA (3002)</b> 2B-2B: 2 Sales, Avg. \$69,000 2B-BD: 0 Sales	<b>PORTOFINO IB (3001)</b> 2B-2B: 1 Sale for \$60,000 2B-BD: 0 Sales
<b>PORTOFINO IC (3005)</b> 2B-2B: 9 Sales, Avg. \$95,867 2B-BD: 1 Sale for \$83,000	<b>PORTOFINO ID (3004)</b> 2B-2B: 4 Sales, Avg. \$116,875 2B-BD: 1 Sale for \$152,000	<b>PORTOFINO IE (3003)</b> 2B-2B: 2 Sales, Avg. 125,000 2B-BD: 1 Sale for \$100,000
<b>PORTOFINO II</b> 1 BED: 2 Sales, Avg. \$72,000 2B-2B: 18 Sales, Avg. \$98,028 2B-BD: 3 Sales, Avg. \$123,333	<b>VICTORIA A (2804)</b> 2B-2B: 1 Sale for \$97,000 2B-BD: 1 Sale for \$97,000	<b>VICTORIA B (2801)</b> 1 BED: 0 Sales 2B-2B: 0 Sales 2B-BD: 0 Sales
<p>KEY: (number under each category is the number of sales)            STU: denotes Studio Apt.            1 BED: denotes one bedroom/one bath and one bedroom/1-1/2 bath            2B-2B: denotes two bedroom/two bath            2B-BL: denotes two bedroom/two bath luxury            2B-BD: denotes two bedroom/two bath deluxe</p>		
<b>VICTORIA C (2802)</b> 2B-2B: 6 Sales, Avg. \$102,392 2B-BD: 0 Sales	<b>VICTORIA D (2803)</b> 2B-2B: 5 Sales, Avg. \$97,600 2B-BD: 0 Sales	<b>VICTORIA E (2902)</b> 2B-2B: 1 Sale for \$125,000 2B-BD: 0 Sales
<b>VICTORIA F (2901)</b> 2B-2B: 0 Sales 2B-BD: 0 Sales	<b>VICTORIA G (2903)</b> 1 BED: 1 Sale for \$63,900 2B-2B: 1 Sale for \$118,000 2B-BD: 1 Sale for \$85,000	<b>VICTORIA H (2904)</b> 1 BED: 2 Sales, Avg. \$59,000 2B-2B: 0 Sales 2B, BD: 0 Sales
<b>VICTORIA J (2905)</b> 1 BED: 2 Sales, Avg. \$89,750 2B-2B: 0 Sales 2B-BD: 0 Sales		<b>VICTORIA K (2805)</b> 1 BED: 0 Sales 2B-2B: 1 Sale for \$70,000 2B-BD: 0 Sales

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# Who Is Watching Your Unit When You Are Away?

By Fred J. Michael, Director of Association Affairs

Your governing documents require providing the Association Affairs office with a local contact that would be available to respond to an emergency when discovered at your unit while you are away for any period of time.

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.

**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 is discovered and the unit owner will be informed via telephone. Any defects detected will be called into your service provider.

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

If you decide to designate someone else to frequently check your unit while away, you are required to provide us with the person's name and cell phone number. You can e-mail that information to fredm@wynmoorcc.org.

It is important to understand that your unit will not be checked by Wynmoor Community Council, your association or members of your Board of Directors in the event of a hurricane or other severe threats.

When your unit is vacant for any period of time it is imperative you have someone watching your unit. In the event of a major event where multiple units are affected with the same issue your delayed reaction could put you behind the curve and result in major damage repairs and expenses.

You are responsible for the maintenance, repair and replacement of anything within the confines of your unit. That's

why it is important to have someone checking your unit on a weekly basis.

**EMERGENCY PHONE NUMBER...** Many Wynmoor residents can be found walking on the property throughout the day, riding bicycles and enjoying time around the swimming pools.

In addition to having your Wynmoor ID cards available at all times, residents should also have their cell phones on hand.

Additionally, you should program the Wynmoor Security emergency phone number 954.978.2663 into your cell phone to make it easy and convenient to report problems. For non-emergency issues call 954.978.2667.

**BICYCLE SAFETY...** In Florida the bicycle is legally defined as a vehicle and the bicyclist is a driver. Bicyclists have the same responsibilities 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.

## 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.**

## Vehicle Barcodes

Beginning Tuesday, February 5th and running every Tuesday & Thursday thereafter, barcodes will be issued from 2:00-3:00p.m., instead of the current morning hours.



Those wishing to obtain a new barcode should report to the New Resident Office in the Administration Building. Don't forget to bring your vehicles car registration with you.