

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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In March...

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

March:

1st: Victoria D BOD, EW, 1:30 p.m.
1st: Victoria H BOD, MPR, 2:00 p.m.
6th: Bermuda BOD, EW, 1:30 p.m.
8th: Victoria Federation, EW, 9:30 a.m.
11th: Nassau BOD, GBRC, 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.
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.
21st: Aruba BOD, LH, 1:00 p.m.
22nd: Abaco BOD, EW, 3:00 p.m.
25th: Lucaya I BOD, EW, 9:30 a.m.
26th: Martinique IIF BOD, EW, 11:30 a.m.
27th: Antigua II BOD, EW, 10:30 a.m.
28th: Martinique IIB BOD, EW, 4:00 p.m.

March Council Meetings:

5th: Management Committee, MPR, 9 a.m.
7th: Board of Directors, WWI, 1:30 p.m.
12th: Management Committee, MPR, 9 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 and Finance, MPR, 9 a.m.



Are You Born To Lead?

By Fred J. Michael, Director of Association Affairs

Your association is no better than the board of directors that leads it. Your Board of Directors serve as the community's voice and guide.

If an association is to be excellent, willing volunteers must be developed. Truly exceptional volunteer governance is not a happy accident, and it often has little to do with a volunteer's background, training, and experience. Instead, it is the result of hard work and the pursuit of proper values, foundational understandings and perspectives.

Excellent board members understand that their position is one of service rather than control. They serve their neighbors that results in a less defensive perspective in which new ideas and opinions are welcomed and not perceived as insults or threats.

The best know that board service is not an accomplishment or distinction to be defended and preserved. A board member seeing his or her position as an achievement will be less likely to receive criticism. Directors concerned about their status may be prone to focus too much on preserving their reputation rather than focusing on the association's welfare.

A director must know his or her limitations. The best directors accept that they do not know everything and should rely upon professionals that can guide

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Plan On Attending Council Community College

By Fred J. Michael, Director of Association Affairs

In January more than 120 directors and Wynmoor unit owners attended Wynmoor Community College, a unique seminar that gave everyone a better understanding of your association's governing documents.

As part of an educational series provided by the Association Affairs office, and to be held in conjunction with the Council of Association Presidents (CAPS), the next seminar will be held on Wednesday, March 20 at 10:00 a.m. in Ballroom A.

Entitled, "**Council Community College,**" this important seminar will focus on the Council Bylaws and the Management Agreement between Wynmoor Community Council and the 44 associations within the Wynmoor community.

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.

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.

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

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 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 mo-



torists 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.

ON-SITE LOCKSMITH... The keys to your unit must conform to the Wynmoor master key system. Wynmoor's locksmith program is the only authorized locksmith to have a master key to your unit. Our locksmiths are approved and certified. The cost to re-key your locks is just \$15.

To make an appointment, call the Maintenance Department Monday through Friday from 7 a.m. to 4 p.m. at 954.978.2640.

DON'T FEED THE ANIMALS... Your association's governing documents prohibit the feeding and or the placing of food for the purpose of feeding any animal, including birds, on any portion of the common elements.

Residents should refrain from feeding the wildlife. Residents caught feeding the animals are subject to fines from the association.

SHOPPING CARTS... The shopping carts located throughout the community are not the property of the associations. Additionally, as buildings complete upgrades to its elevators, many association boards are removing shopping carts from the buildings. People banging shopping carts into the elevator's magnetic strip, the elevator walls and storage room/laundry room doors are causing costly damage.

It's suggested that residents obtain their own shopping carts from local stores that can fold down and store easily in your vehicle or home.



Wynmoor Is Your Home, Not A Motel For Your Guests

By *Fred J. Michael, Director of Association Affairs*

Your association Board of Directors are concerned about the growing number of guests staying in units while the unit owner is absent, which is a violation of your association's governing documents.

Showing continued frustration, association officers are demanding the proverbial "No Vacancy" signs be posted throughout the Wynmoor community in an attempt to curtail those who frequently utilize their units as a "motel" for family and friends.

Your association governing documents prohibit guests from occupying a unit for any period of time without the permanent owner and approved tenant/resident residing in the unit. Your documents also restrict the number of days a guest can stay in your unit in a calendar year, anywhere from 30 to 45 days, depending on your association's documents.

Unit owners must understand that Wynmoor is a condominium community, not a vacation or rental community. Unit owners must understand that Wynmoor is a condominium community, not a vacation or rental community. **THIS IS OUR HOME.**

There is also a growing trend where residents are sub-leasing rooms or advertising their unit as a vacation rental. The Association Affairs office is monitoring these short-term vacation rental websites and residents found to be renting their units through these methods, **will be subject to fines** and other legal action from your association. The County tax office will also be notified.

Personal Items Not Permitted On Common Areas

All residents should be aware that your governing documents prohibit the placement of any personal property on the common areas. Additionally, your governing documents state that all personal items must be stored in your unit or your assigned storage bins.

Among the items frequently being found on the common areas include floor mats, potted plants, chairs, pavers outside the patio doors on the first floor, and door decorations.

Some associations have assigned designated areas to store bicycles and wheelchairs so it is important to check with your building director before placing those items in the common areas.

Residents that have placed personal items on the common areas will receive letters from the Association Affairs office. The letters will stress that you must remove the items or the association will dispose of them at your expense.

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.