

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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JULY 2019

In July...

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

July:

2nd: Martinique IIC BOD, Apt. E4, 10:30 am
8th: Nassau BOD, GBRC, 10:00 a.m.
8th: Victoria D BOD, MPR, 1:30 p.m.
9th: Victoria C BOD, EW, 10:30 a.m.
10th: Granada BOD, MPR, 10:00 a.m.
10th: Martinique I BOD, EW, 1:30 p.m.
11th: Nassau West I BOD, EW, 8:00 a.m.
11th: Victoria J BOD, Apt. J2, 9:30 a.m.
12th: Martinique IIA BOD, EW, 10:00 a.m.
15th: Bimini BOD, MPR, 10:00 a.m.
15th: Portofino II BOD, GBRC, 10:30 a.m.
16th: Aruba BOD, EW, 1:00 p.m.
17th: Eleuthera BOD, EW, Noon
23rd: Martinique IIF BOD, EW, 11:00 a.m.
24th: Antigua II BOD, EW, 10:30 a.m.
25th: Martinique IIB BOD, EW, 4:00 p.m.
26th: Abaco BOD, EW, 10:00 a.m.
29th: Lucaya I BOD, EW, 10:30 a.m.

July Council Meetings:

2nd: Management Committee, MPR, 9 a.m.
9th: Management Committee, MPR, 9 a.m.
15th: Executive Committee, MPR, 1:30 p.m.
16th: Management Committee, MPR, 9 a.m.
23rd: Management Committee, MPR, 9 a.m.
24th: Budget and Finance, MPR, 9 a.m.
30th: Management Committee, MPR, 9 a.m.



By Fred J. Michael, Director of Association Affairs

Many unit owners are making home improvements. So many, in fact, that through June 15 of this year 365 unit owners submitted applications to the Association Affairs office for home improvement approval.

Everything from complete unit renovations, new front doors, hurricane impact windows, kitchen or bathroom improvements and new flooring were requested by unit owners.

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 permission of the Board of Directors and the Wynmoor Architectural Committee. Also, it is important to know that most of this work requires a City of Coconut Creek permit(s).

Members of the Wynmoor Architectural Committee stress that you--the unit owner--is responsible for your contractor's actions. It is, therefore, crucial that you use a 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 the association though exclusively used by the unit owner.

Before undertaking physical changes to your condo, other than minor repairs

See RENOVATIONS On Page 2

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Incomplete Architectural Applications Will Delay Approval

RENOVATIONS From Page 1

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 information. 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.

Work items that do not require Architectural Committee approval: New carpeting, apartment painting, replacement of screens, tinted vinyl window applications (interior side only) and any minor repairs. Everything else must received the approval of the Architectural Committee and your Board of Directors.

Steps To Take

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. Approval of your application will be delayed if your contractor fails to provide the required information. (see chart below left)

2. Make sure you do not allow contractors 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. Please note, you may be fined by the City of Coconut Creek for failure to secure a permit or violate City code when required.

3. Make sure you notify your Building Director before beginning work. If you don’t know who that is, feel free to call Association Affairs at 954.978.2600, ext. 317 or 318.

REQUIRED INFORMATION...

Initial submission must include the following documents:

A completed Wynmoor Application For Approval of Proposed Changes, with e-mail address as requested.

A signed contract between the Unit Owner and contractor clearly indicating the scope of work to be completed.

A detailed floor plan that reflects the work proposed and indicated in the scope of work. For windows and/or door replacement installations, size and location shall be indicated on the floor plan, as well as door swing.

Where applicable, shop drawings may be submitted with current product certification and/or NOA (Notice of Approval).

An indication of all floor underlayment material including IIC (Impact Insulation Class) and STC (Sound Transmission Class) ratings.

We must receive from the General Contractor and all subcontractors the following information: License, proof of liability insurance with Wynmoor Community Council as second insured, proof of Workers Compensation insurance or Exemption Certificate, and email address.

NOTE: Four-story buildings in Wynmoor are constructed with pre-stressed cables. Penetration shall comply with the City Inspector’s approval as well as Wynmoor Engineer’s Concrete Specifications & Installation sheets, which are available in the Wynmoor Maintenance Department.

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.

DISPLAYING FLAGS... Several residents have recently inquired if it is permissible to fly a flag on the common areas during national holidays.

Florida Statute 718.113 (4) does address this and allows any unit owner to display one portable, removable United States flag in a respectful way on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day.

Unit owners may also display in a respectful way portable, removable official flags, not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless if any declaration rules or requirements dealing with flags or decorations.

As a courtesy, anyone wishing to display on flag on the above-mentioned holidays should notify your building director in advance.

WEATHER DELAY... As summer approaches all ser-



The Director's Cut

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.

vices provided by the Landcape Maintenance Division are contingent upon the weather and the resultant environmental conditions.

The Landscape Maintenance Division will use their professional judgment on behalf of the associations related to excessive wetness, drought and such other conditions requiring additional and/or delayed efforts to assure the association's green areas are always properly maintained.

SHOPPING CARTS... The shopping carts located throughout the community are

Residents Must Opt Into 2020 Social Directory

By Fred J. Michael, Director of Assoc. Affairs

In the past when everyone was required to have a landline telephone in your unit, current residents were automatically placed in the Wynmoor Social Directory. State law allowed us to publish your landline telephone numbers. Those wishing not to be part of the Social Directory could opt-out.

With the 2020 Social Directory in the planning stages and with landline telephones no longer a requirement, the process to place yourselves in the Social Directory has changed. You will now need to opt-in.

With more than 70 percent of the units now listing cell phones as the primary contact number, we cannot publish those numbers without your permission. So if you wish to be included in the 2020 Wynmoor Social Directory you will need to complete the opt-in form on Page 4 of this publication and submit to the Association Affairs office via the methods listed on the form.

Unit owners can submit one phone number (landline or cell) per unit. Those residents that are full-time tenants can also submit one phone number (landline or cell) but unit owners of those units will not have their information published.

If you fail to submit a form by August 15, you WILL NOT be included in the 2020 Social Directory. Remember, you will not be automatically placed in the publication. Everyone wishing to be in the publication must submit a form.

The form is also be included in the July issues of the News and Views and The Insider News.

2020 WYNMOOR SOCIAL DIRECTORY REGISTRATION

The 2020 Wynmoor Social Directory is currently being prepared. If you wish to be included you must complete this form and return via the methods below by August 15, 2019. You **WILL NOT** be automatically included without submitting this form.

Please check ONE of the following that will be utilized as your entry into the 2020 Wynmoor Social Directory. **Only one phone number per unit will be accepted.**

I wish to submit my landline phone number only (_____) _____
please print number

OR

I wish to submit my cell phone number only (_____) _____
please print number

Please print clearly

Name(s) _____

Unit Owner(s) Full-time annual Tenant(s) Full-time Occupant(s)

Building # _____ Unit # _____

Signed: _____ Date: _____

PLEASE RETURN VIA ONE OF THE METHODS BELOW

Take it to the Association Affairs Office, Room 215 in the Administration Building.
Mail to the Association Affairs Office, 1310 Avenue of the Stars, Room 215, Coconut Creek, FL 33066
Fax to 954.978.2636
e-mail to Fred Michael at fredm@wynmoorcc.org
