

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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OCTOBER 2019

In October...

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

October:

NOTE: Annual meeting schedule on Page 2

2nd: Bermuda BOD, MPR, 9:30 a.m.
4th: Lucaya I BOD, EW, 10:30 a.m.
8th: Victoria C BOD, E, 10:30 a.m.
9th: Martinique I BOD, EW, 1:00 p.m.
10th: Granada BOD, MPR, 10:00 a.m.
11th: Victoria Federation, EW, 9:30 a.m.
11th: Antigua IC BOD, Apt. M2, 10:30 a.m.
14th: Nassau BOD, GBRC, 10:00 a.m.
14th: Bimini BOD, MPR, 10:00 a.m.
15th: Victoria F BOD, EW, 10:00 a.m.
15th: Portofino II BOD, GBRB, 10:30 a.m.
22nd: Martinique IIF BOD, EW, 11:00 a.m.
24th: Martinique IIB BOD, EW, 4:00 p.m.
28th: Lucaya I BOD, EW, 10:30 a.m.

October Council Meetings:

1st: Management Committee, MPR, 9 a.m.
3rd: Board of Directors, WWI, 1:30 p.m.
8th: Management Committee, MPR, 9 a.m.
15th: Management Committee, MPR, 9 a.m.
18th: CAPS, EW, 9:30 a.m.
21st: Executive Committee, MPR, 1:30 p.m.
22nd: Management Committee, MPR, 9 a.m.
23rd: Budget & Finance, MPR, 9:00 a.m.
29th: Management Committee, MPR, 9 a.m.



Is Your Money Going Down The Drain?

By Fred J. Michael, Director of Association Affairs

Is your money going down the drain? Recent evaluation of water usage in several buildings shows a disturbing trend toward more usage.

We are all aware the cost of water is rising, but how much of that usage can be avoided? And do you, the residents, know you are the ones paying for it. Water is paid from the association budget, so it's obvious by reducing the water usage you can reduce or maintain the water payment portion of the budget.

Directors are encouraged to check your water usage through your financial reports, comparing month to month totals. If necessary, schedule for maintenance to do a unit by unit check for water leaks such as running toilets and leaky faucets.

Residents are encouraged to Remember to Reduce, Repair, and Retrofit... By following the three golden rules for the wise use of water — reduce, repair and retrofit — you can make a significant reduction in your building's water use.

Additionally, your governing documents require you to turn off the water to your unit when vacating the unit for more than 48 hours.

Reduce: By making small changes to your water use habits, you can significantly reduce the amount of water you use. You'll be surprised how easy it is to

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Association Annual Meetings Begin This Month

The Association Affairs office has confirmed all 2019 annual budget and annual membership meetings, which for the eighth consecutive year, are being held in one location -- the Multi-Purpose Room in the Administration Building.

Having the meetings in one location enables the Association Affairs office to conduct the meetings in close proximity to the Association Affairs office. Additionally, the meetings will not conflict with the weekly Management Committee meetings, and the monthly Board of Directors, Executive Committee and Budget & Finance meetings.

The meetings start this month and continue into the first week of December. We look forward to seeing you there.

Mark your calendars now. The following is a schedule of the 2019 annual budget and membership meetings.

Friday, October 25

9:00 a.m.: Antigua II (2401-2405).
1:00 p.m.: Cayman (1501-1503).
3:00 p.m.: Bahama (1101-1108, 1201-1212 (budget only))

Monday, October 28

9:00 a.m.: Victoria C (2802).
3:00 p.m.: Victoria D (2803).

Tuesday, October 29

1:00 p.m.: Victoria H (2904).
3:00 p.m.: Nassau West I (2704-2706).

Wednesday, October 30

10:00 a.m.: Bermuda (1901-1905).

Thursday, October 31

9:00 a.m.: Antigua ID (2502).
3:00 p.m.: Portofino IA (3002)

Friday, November 1

3:00 p.m.: Victoria K (2805).

Monday, November 4

9:00 a.m.: Abaco (1601-1606).
1:00 p.m.: Andros (1701-1705).
3:00 p.m.: Victoria A (2804).

Tuesday, November 5

1:00 p.m.: Portofino ID (3004).
3:00 p.m.: Martinique III (4801).

Wednesday, November 6

10:00 a.m.: Bimini (3401-3405, 3501-3502).
3:00 p.m.: Portofino IE (3003).

Thursday, November 7

9:00 a.m.: Nassau (2612-2614, 2701-2703, 2707-2710).

Friday, November 8

9:00 a.m.: Aruba (3301-3306).
3:00 p.m.: Portofino IC (3305).

Monday, November 11

9:00 a.m.: Nassau West II (2601-2606).

3:00 p.m.: Victoria B (2801).

Tuesday, November 12

3:00 p.m.: Antigua IA (2505).

Wednesday, November 13

10:00 a.m.: Portofino II (3101-3102, 3201-3205).
3:00 p.m.: Martinique IID (4401).

Thursday, November 14

9:00 a.m.: Martinique IIC (4402).
3:00 p.m.: Victoria J (2905).

Friday, November 15

9:00 a.m.: Granada (2001-2006).
1:00 p.m.: Martinique IIA (4702).
3:00 p.m.: Antigua IE (2501).

Monday, November 18

9:00 a.m.: Lucya I (2301-2305).

Tuesday, November 19

1:00 p.m.: Victoria G (2903).
3:00 p.m.: Victoria F (2901).

Wednesday, November 20

10:00 a.m.: Eleuthera (1801-1805).
3:00 p.m.: Portofino IB (3001).

Thursday, November 21

9:00 a.m.: Martinique IIE (4302).
3:00 p.m.: Martinique IIB (4701).

Friday, November 22

9:00 a.m.: Antigua IC (2503).
3:00 p.m.: Victoria E (2902).

Monday, November 25

9:00 a.m.: Lucaya II (2101-2103, 2201-2202).
3:00 p.m.: Martinique IIF (4301).

Tuesday, November 26

1:00 p.m.: Antigua IB (2504).

Monday, December 2

9:00 a.m.: Martinique I (4501-4502, 4602)



FIDUCIARY RESPONSIBILITY...

A lesson in civics was on display in Card Room 4 of the East Wing last month when a unit owner requested a hearing to dispute a fine imposed on him for violating the association's governing documents.

The names of the individuals and the association are not important for the purpose of this article, but the content contained within the following paragraphs are of substantial importance and should enlighten many of our directors.

As required in Florida Statute 718.303, the unit owners being fined elected to argue their case to a hearing committee of three other unit owners who were not members of the association's Board of Directors or involved in the case in any way. The alleged violators argued their case well, centering their defense on the the association's previous lack of enforcement. Only when the violation became more severe, did the association suddenly take action.

After deliberating for nearly 20 minutes, the hearing committee decided to uphold the \$100 fine, but admonished the Board of Directors for exposing the association to potential liability for turning a deaf ear on previous violations by this resident and other unit owners as well.

The lesson we should learn here is simple. You have been



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elected to uphold the governing documents of your association and while it makes all of us unpopular at times, it's your fiduciary responsibility to do so.

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.

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 is easy and convenient to report problems. For non-emergency issues call 954.978.2667.

Popular Meet, Eat and Greet Events To Resume This Winter

The popular Meet, Eat and Greet pool parties will begin in late November. Sponsored by the Wynmoor Community Council, these weekend BBQ events will be held at each village swimming pool, giving the residents an excellent opportunity to meet their neighbors in a casual setting.

Board members should use this opportunity to set up a table to share everything your village has to offer. Directors can meet with Director of Association Affairs Fred Michael for ideas. The schedule is as follows:

2019-2020 WYNMOOR MEG TOUR

Saturday, November 30: Bahama
 Sunday, December 1: Cayman
 Saturday, December 7: Antigua II
 Sunday, December 8: Abaco
 Saturday, December 14: Antigua I
 Sunday, December 15: Andros
 Saturday, December 21: Bimini
 Sunday, December 22: Nassau
 Saturday, January 4: Victoria

Sunday, January 5: Bermuda
 Saturday, January 11: Granada
 Sunday, January 12: Portofino I
 Saturday, January 18: Portofino II
 Sunday, January 19: Eleuthera
 Saturday, January 25: Aruba
 Sunday, January 26: Lucaya I
 Saturday, February 8: Martinique
 Sunday, February 9: Lucaya II

Is Your Money Going Down The Drain?

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save! Repair: Regularly check toilets, pipes and faucets for leaks and repair immediately. One small leak can waste thousands of gallons of water a year – which you pay for one way or another. Retrofit: Retrofit means adapting or replacing a less water efficient fixtures or appliances with one of the many water saving devices now on the market.

Here are some tips to help your residents save water.

In the kitchen

1. Only use your dishwasher when it is full.
2. When hand-washing dishes, never run water continuously. If you have an electric dishwasher, use it only to wash full loads, and use the shortest cycle possible. Many dishwashers have a conserver/water-miser cycle.
3. When cleaning fruit and vegetables, never do so under a continuously running tap. Wash them in a partially filled sink and then rinse them quickly under the tap.
4. Keep a bottle of drinking water in your refrigerator instead of running your tap until the water gets cool each time you want some water.



In the bathroom

1. Turn off the tap when brushing your teeth.
2. About 65% of indoor home water use occurs in our bathrooms, and toilets are the single greatest water users. You can reduce water usage by about 20% by placing a weighted plastic bottle filled with water in the water tank of your toilet. Low-cost “inserts” for the toilet tank are an alternative to plastic bottles. With a toilet insert, a family of two could save 20,000 gallons of water per year. Toilet inserts are available at most hardware and plumbing supply stores.
3. Ensure that the float ball is properly adjusted so that the tank water level does not exceed the height of the overflow tube.
4. Regularly check for leaks at the base of your toilet and have any promptly repaired.
5. When washing or shaving, partially fill the sink and use that water rather than running the tap continuously. (This saves about 60% of the water normally used). Use short bursts of water to clean razors. When brushing your teeth, turn the water off while you are actually brushing instead of running it continuously. Then use the tap again for rinsing and use short bursts of water for cleaning your brush. (This saves about 80% of the water normally used).
6. Always turn taps off tightly so they do not drip. Use aerators and/or water flow-reducer devices on all your taps. Use either low-flow shower heads or adjustable flow-reducer devices on your shower heads. (They reduce flow by at least 25%). Short showers use less water than baths, but if you still prefer bathing, avoid overfilling the bath.

In the laundry room

1. Only use full loads in your washing machine. Use the shortest cycle possible for washing clothes, and use the “suds-saver” feature if your machine has one.
2. If your washer has an adjustable water-level indicator, set the dial to use only as much water as is really necessary.
3. Use only cleaning products that will not harm the environment when they are washed away after use. Look for “environmentally friendly” products when shopping.
4. Promptly repair any leaks around the taps, hoses, or fittings of your washer, or the taps of your laundry sink.