

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 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

January

2nd: Lucaya I BOD, MPR, 10:00 a.m.
 3rd: Portofino ID BOD, EW, 10:00 a.m.
 7th: Bahama Annual, LH, 1:00 p.m.
 8th: Granada BOD, MPR, 10:00 a.m.
 8th: Bermuda BOD, EW, 1:30 p.m.
 9th: Victoria C BOD, Apt. A1, 1:30 p.m.
 9th: Victoria E BOD, Pool, 3:00 p.m.
 10th: Victoria Federation, EW, 9:30 a.m.
 13th: Nassau BOD, GBRC, 10:00 a.m.
 15th: Martinique I BOD, EW, 1:00 p.m.
 16th: Portofino IB BOD, MPR, 2:00 p.m.
 20th: Bimini BOD, MPR, 10:00 a.m.
 21st: Victoria F BOD, EW, 10:00 a.m.
 21st: Portofino II BOD, GBRB, 10:30 a.m.
 21st: Aruba BOD, EW, 1:00 p.m.
 22nd: Antigua II BOD, EW, 10:30 a.m.
 23rd: Lucaya II BOD, EW, 10:30 a.m.
 23rd: Martinique IIB BOD, EW, 4:00 p.m.
 24th: Abaco BOD, EW, 10:00 a.m.
 27th: Lucaya I BOD, EW, 10:30 a.m.
 28th: Martinique IIF BOD, EW, 11:00 a.m.

January Council Meetings:

2nd: Board of Directors, WWI, 1:30 p.m.
 7th, 14th, 21st, 28th: Management Meeting, MPR, 9:00 a.m.
 17th: CAPS, EW, 9:30 a.m.
 20th: Executive Committee, MPR, 9 a.m.
 22nd: Budget and Finance, MPR, 9 a.m.

	SERVICE ANIMAL	EMOTIONAL SUPPORT ANIMAL
✓	SPECIALLY TRAINED (TASK-TRAINED)	✗
✓	ALLOWED BY FEDERAL LAW (AIR CARRIER ACCESS ACT) TO ACCOMPANY THE HANDLER ON FLIGHTS	✓
✓	ALLOWED BY FEDERAL LAW TO ACCOMPANY HANDLER IN RESTAURANTS, STORES, MOVIE, THEATRES, ETC.	✗
✓	ALLOWED BY FEDERAL LAW TO STAY WITH PEOPLE WHO ARE DISABLED IN APARTMENTS THAT HAVE "NO PET" POLICIES	✓
✓	TRAINED TO ASSIST JUST ONE PERSON	✗
✗	PROVIDE EMOTIONAL COMFORT TO MORE THAN ONE PERSON	✓
✗	MUST BE CERTIFIED OR REGISTERED	✗

Steps Being Taken To Curb Fraudulent ESA Documentation

By Fred J. Michael, Director of Association Affairs

Increasing complaints from residents questioning the growing number of animals in the Wynmoor community has some demanding more action to curb this trend.

Let's be clear. Wynmoor is a NO PET community, not created to accommodate animals, but residents are increasingly bringing doctors' notes as they seek waivers to the association's no pet rules. So, when is an animal a medical necessity under the law?

We recognize that emotional support animals are needed and that these incredible animals provide an invaluable service to their owners. However, it

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New Directors Must Attend Mandatory Meeting

By **Bruce Bandler, Administrator**

Welcome all new directors and board members! Your willingness to volunteer is a testament to your sense of community and your desire to serve; admirable qualities necessary to become a successful director and member of your respective boards.

The commitment you have made is a serious yet rewarding one. Written below are excerpts taken directly from the Board of Directors Pledge. It is my hope you will read this information and hold onto it as a point of reference. Its contents clearly illustrate what I am confident each of you already possess; a reliable and honorable character.

1. Attendance at all board meetings will be a priority.
2. Be prepared to intelligently discuss all agenda items at scheduled meetings.
3. Respect the opinions of your peers and exhibit no bias.
4. Always act in the best interest of the association and the community.
5. Avoid conflicts of interest between your board position and your personal life. Should a conflict arise, you will recuse yourself from the issue at hand.
6. Support all actions taken by the board positively, regardless of whether you are in a minority position on the matter.

To better acquaint you with the A,B,C's of your new position, we have arranged a "New Director Orientation" to be held on **Wednesday, January 8, 2020** in the Ballroom at 10:00 a.m.

Per Florida Statute 718.112, this seminar will satisfy the mandatory requirement for new directors. The basic language states that all new directors must certify in writing within 90 days following their election or appointment that he/she has read the association's governing documents and that he/she will work to uphold these documents to the best of his/her ability and faithfully discharge his/her fiduciary duty to the association and its members.

As a continuing education event, we are inviting **ALL** directors to attend the seminar.

OUTGOING DIRECTORS... Last month we welcomed all the new directors and assistance directors. This month we'd like to thank the following outgoing directors and assistant directors for service to their respective associations.

- Abaco: Norman LaFleur.
- Andros: Karl Georgi.
- Antigua IB: Cynthia Doyle and Helene Woogen.
- Antigua IC: Molly Gross.
- Antigua ID: Arlene Cohen.
- Antigua IE: Arlene Eisenberger.

- Antigua II: Rosetta Siegel.
- Aruba: Jack Perlmutter, Michael Rose and Lauren Strano.
- Bermuda: Ellen Bonner
- Lucaya II: Ronnie Weber.
- Martinique IIA: Ruth Andriani.
- Nassau: Palma DeRosa.
- Nassau West I: Judy Weissman.
- Nassau West II: Valre Anderson.
- Victoria E: Gloria Masef.
- Victoria G: Ellen Baronoff.
- Victoria H: Joanne Bressler.
- Victoria K: Miriam Moran and Alison Pinsley.

For Unit Owners/Residents Only

Don't Forget to Update your Wynmoor ID Card



To update your ID, stop into the Resident Registration Office in the Administration Building.

An updated ID allows residents to enjoy Wynmoor amenities, such as The Fitness Center, Theatre, Recreation Trips and more.

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.



How to know if your ESA letter is legitimate?

FRAUDULENT From Page 1

is becoming apparent there is some confusion between a “service animal” and an “emotional support animal.”

The American with Disabilities Act (ADA) has clear definitions of service animals and emotional support animals.

SERVICE ANIMALS: They are recognized under ADA guidelines and are individually trained to do work or perform tasks for people with disabilities. Generally, they must be allowed to accompany people with disabilities in all areas where the public is permitted.

In accordance with Florida Statute 413.08(9), a person who misrepresents having a service animal commits a misdemeanor of the second degree. According to the statute, a public accommodation may only ask (1) if an animal is a service animal necessary for disability and (2) what disability-related tasks the animal is trained to perform for its owner. That’s it!

EMOTIONAL SUPPORT ANIMALS: Frequently called comfort or therapy animals, are not service animals under Title II and Title III of the ADA.

Emotional support animals help with depression, anxiety and certain phobias, but do not have special training to perform tasks that assist people with disabilities. Unlike a service animal, an emotional support animal is not granted access to places of public accommodation.

But what can be done when these emotional support animals become a nuisance. Frequent complaints from Wynmoor residents is excessive barking or the animal’s owner failure to pick up after the animal, causing a disservice to those who legitimately need the animals. Is the animal a legitimate emotional support animal or a fraud? And when does the rights of the animal’s owner exceed those who moved into a no pet community for their personal reasons.

Fortunately, there may be some legislative relief on the horizon to answer those two questions,

Many people feel fraud plays a large role when individuals want pets in pet-restricted community, such as Wynmoor. The increasing volume of these requests has resulted in a growing industry of online “medical providers” willing to submit form-driven paperwork to support these requests. And there appears to be no end in sight until such time as the legal landscape changes.

Undoubtedly there are legitimate requests by disabled residents that should be accommodated, but how those requests are verified and how fraud is prevented and punished is the subject of a newly filed bill. House Bill 209, co-sponsored by

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Legislation Proposed To Curb Fraudulent ESA Documentation

FRAUDULENT From Page 3

Representative Tina Polsky of Palm Beach County, is currently making its way through subcommittee review. House Bill 721, sponsored by Representative Sam Killebrew of Polk County, has been indefinitely postponed.

In brief, the bill recommended by Polsky would make it a misdemeanor of the second degree if any person falsifies written documentation for an emotional support animal or otherwise knowingly and willfully misrepresents themselves as being qualified to use an emotional support animal. Equally significant, this legislative proposal addresses the quality of the written documentation that must be submitted from the health care provider in support of the request of accommodation.

The bill would require the Department of Health to adopt rules regarding the format of the required written documentation. Second, the bill would require that the treatment provided to the disabled person must go beyond merely writing a letter.

If passed, the bill would prohibit letters prepared by health care practitioners whose exclusive service to the person with a disability is preparation of the document in exchange for a fee, such as those frequently provided by on-online “doctors.” Many fraudulent ESA requests are currently successfully pursued on the basis of letters obtained over the internet from providers who provide no real treatment to the individuals seeking an ESA.

Further action is also being considered at the Federal level where the Department of Housing and Urban Development (HUD), expressing concern with on-line companies that profit from selling bogus documentation at the expense of those with legitimate needs.

It has always been the position of HUD that letters, registrations or certificates purchased on-line are insufficient to warrant an accommodation, but now, by urging the Federal Trade Commission and the Department of Consumer Protection to prosecute the websites selling scam documentation.

Just because an animal has been permitted based on a disability, the association isn’t prevented from enforcing its nuisance provisions if the dog excessively barks or the owner fails to clean up after the dog. Those concerns are addressed when they arise and if necessary legal action will be taken to have the animal removed as a nuisance.

Popular Meet, Eat and Greet Events Continue This Month

The popular Meet, Eat and Greet pool parties will resume this month. Sponsored by the Wynmoor Community Council, these weekend BBQ events will be held at each village swimming pool from noon to 2 p.m., 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

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|----------------------------------|---------------------------------|
| Saturday, January 4: Victoria | Saturday, February 29: Bimini |
| Saturday, January 11: Granada | Saturday, March 7: Portofino II |
| Saturday, January 18: Aruba | Sunday, March 8: Portofino I |
| Saturday, January 25: Bermuda | Saturday, March 21: Eleuthera |
| Saturday, February 1: Abaco | Sunday, March 22: Andros |
| Saturday, February 8: Martinique | Saturday, March 28: Lucaya I |
| Saturday, February 22: Bahama | Saturday, April 4: Lucaya II |
| Sunday, February 23: Cayman | |

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