

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 11, ISSUE 6

An Official Wynmoor Publication

FEBRUARY 2020

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:

5th: Bermuda BOD, MPR, 9:30 a.m.
6th: Martinique IIC BOD, Apt. E4, 4:00 p.m.
7th: Portofino ID BOD, EW, 8:30 a.m.
10th: Nassau BOD, GBRC, 10:00 a.m.
11th: Bahama BOD, LH, 1:00 p.m.
12th: Granada BOD, MPR, 10:00 a.m.
12th: Antigua ID BOD, 2nd floor, noon
12th: Martinique I BOD, EW, 1:00 p.m.
13th: Victoria C COD, Apt. C3, 1:30 p.m.
13th: Cayman BOD, EW, 2:00 p.m.
14th: Victoria Federation, EW, 9:30 a.m.
17th: Bimini BOD, MPR, 10:00 a.m.
18th: Victoria F BOD, EW, 10:00 a.m.
18th: Portofino II BOD, GBRB, 10:30 a.m.
18th: Aruba BOD, EW, 1:00 p.m.
20th: Portofino IB BOD, MPR, 2:00 p.m.
24th: Lucaya I BOD, EW, 10:30 a.m.
25th: Martinique IIF BOD, EW, 11:00 a.m.
26th: Antigua II BOD, EW, 10:30 a.m.
27th: Lucaya II BOD, EW, 10:30 a.m.
27th: Martinique IIB BOD, EW, 4:00 p.m.
28th: Abaco BOD, EW, 10:00 a.m.
28th: Andros BOD, MPR, 10:30 a.m.

**February Council Meeting Schedule
Can Be Found On Page 4**



Sale Prices Continue To Rise Throughout Wynmoor

By Fred J. Michael, Director of Association Affairs

For the 10th 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, 371 units were sold in Wynmoor during 2019, totaling \$40,824,350 in sales. That's an average of \$110,039 per unit, an increase of 9.2 percent over the 2019 average of \$101,037.

Since 2010, the average sales price has risen \$61,975 per unit. (see chart)

Fifty-nine units sold for \$150,000 or more during 2019 with a high of \$275,000 in Andros. Other top sellers included \$266,000 in Bimini, \$247,500 in Eleuthera,

\$240,000 in Bimini and \$219,000 in Aruba. Overall, there were eight units that sold for more than \$200,000 in 2019.

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
2019	371	\$110,039

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2019 Sales Total By Association

<p>ABACO 2B-2B: 2 Sales, Avg. \$135,000 2B-BL: 3 Sales, Avg. \$124,000 2B-BD: 6 Sales, Avg. \$143,583</p>	<p>ANDROS 2B-2B: 7 Sales, Avg. \$141,000 2B-BL: 9 Sales, Avg. \$132,667 2B-BD: 0 Sales</p>	<p>ANTIGUA IA (2505) 2B-2B: 1 Sale for \$100,000 2B-BD: 0 Sales</p>
<p>ANTIGUA IB (2504) 2B-2B: 4 Sales, Avg. \$139,000 2B-BD: 1 Sale for \$125,000</p>	<p>ANTIGUA IC (2503) 1 BED: 1 Sale for \$85,000 2B-2B: 0 Sales 2B-BD: 0 Sales</p>	<p>ANTIGUA ID (2502) 2B-2B: 2 Sales, Avg. \$78,950 2B-BD: 1 Sale for \$91,000</p>
<p>ANTIGUA IE (2501) 2B-2B: 1 Sale for \$104,000 2B-BD: 0 Sales</p>	<p>ANTIGUA II 1 BED: 4 Sales, Avg. \$62,125 2B-2B: 9 Sales, Avg. \$84,044 2B-BD: 1 Sale for \$150,000</p>	<p>ARUBA 1 BED: 7 Sales, Avg. \$74,414 2B-2B: 3 Sales, Avg. \$141,333 2B-BL: 10 Sales, Avg. \$158,050 2B-BD: 4 Sales, Avg. \$143,000</p>
<p>BAHAMA STU: 0 Sales 1 BED: 5 Sales, Avg. \$52,550 2B-2B: 16 Sales, Avg. \$82,775 3 BED: 12 Sales, Avg. \$95,833</p>	<p>BERMUDA 1 BED: 2 Sales, Avg. \$63,000 2B-2B: 4 Sales, Avg. \$95,625 2B-BD: 4 Sales, Avg. \$107,000</p>	<p>BIMINI 1 BED: 4 Sales, Avg. \$76,850 2B-2B: 8 Sales, Avg. \$122,750 2B-BL: 9 Sales, Avg. \$159,111 2B-BD: 2 Sales, Avg. \$151,500</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>CAYMAN 2B-2B: 9 Sales, Avg. \$126,611 2B-BL: 2 Sales, Avg. \$107,500 2B-BD: 1 Sale for \$110,000</p>	<p>ELEUTHERA 1 BED: 1 Sale for \$64,000 2B-2B: 7 Sales, Avg. \$105,857 2B-BL: 0 Sales 2B-BD: 5 Sales, Avg. \$189,200</p>	<p>GRANADA 1 BED: 2 Sales, Avg. \$79,000 2B-2B: 19 Sales, Avg. \$132,897 2B-BD: 4 Sales, Avg. \$146,813</p>
<p>LUCAYA I 1 BED: 0 Sales 2B-2B: 16 Sales, Avg. \$104,594 2B-BD: 3 Sales, Avg. \$143,000</p>	<p>LUCAYA II 1 BED: 2 Sales, Avg. \$107,500 2B-2B: 17 Sales, Avg. \$107,735 2B-BD: 3 Sales, Avg. \$136,833</p>	<p>MARTINIQUE I STU: 0 Sales 1 BED: 1 Sale for \$74,000 2B-2B: 4 Sales, Avg. \$91,250 2B-BD: 1 Sale for \$107,000</p>
<p>MARTINIQUE IIA (4702) 2B-2B: 3 Sales, Avg. \$104,667 2B-BD: 0 Sales</p>	<p>MARTINIQUE IIB (4701) 1 BED: 3 Sales, Avg. \$85,333 2B-2B: 2 sales, Avg. \$102,500 2B-BD: 1 Sale for \$107,000</p>	<p>MARTINIQUE IIC (4402) 2B-2B: 0 sales 2B-BD: 0 Sales</p>

<p>MARTINIQUE IID (4401) 2B-2B: 2 Sales, Avg. \$82,500 2B-BD: 1 Sale for \$95,000</p>
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2019 Sales Total By Association

MARTINIQUE IIE (4302) 1 BED: 3 Sales, Avg. \$66,667 2B-2B: 2 Sales, Avg. \$146,000 2B-BD: 2 Sales, Avg. \$137,500	MARTINIQUE IIF (4301) 2B-2B: 3 Sales, Avg. \$110,167 2B-BD: 0 Sales	MARTINIQUE III (4801) STU: 0 Sales 1 BED: 1 Sale for \$72,000 2B-2B: 0 Sales 3 BED: 1 Sale for \$115,000
NASSAU STU: 0 Sales 1 BED: 5 Sales, Avg. \$65,100 2B-2B: 7 Sales, Avg. \$91,071 3 BED: 4 Sales, Avg. \$114,925	NASSAU WEST I STU: 0 Sales 1 BED: 2 Sales, Avg. \$70,000 2B-2B: 2 Sales, Avg. \$89,250 2B-BD: 1 Sale for \$60,000	NASSAU WEST II STU: 0 Sales 1 BED: 3 Sales, Avg. \$63,667 2B-2B: 2 Sales, Avg. \$64,000 3 BED: 1 Sale for \$79,900
PORTOFINO IA (3002) 2B-2B: 3 Sales, Avg. \$121,000 2B-BD: 1 Sale for \$103,000	PORTOFINO IB (3001) 2B-2B: 4 Sales, Avg. \$106,975 2B-BD: 0 Sales	PORTOFINO IC (3005) 2B-2B: 8 Sales, Avg. \$121,000 2B-BD: 1 Sale for \$115,000
PORTOFINO ID (3004) 2B-2B: 4 Sales, Avg. \$116,875 2B-BD: 1 Sale for \$152,000	PORTOFINO IE (3003) 2B-2B: 6 Sales, Avg. \$118,583 2B-BD: 1 Sale for \$100,000	PORTOFINO II 1 BED: 0 Sales 2B-2B: 20 Sales, Avg. \$109,350 2B-BD: 4 Sales, Avg. \$137,000

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VICTORIA A (2804) 2B-2B: 6 Sales, Avg. \$87,250 2B-BD: 1 Sale for \$100,000	VICTORIA B (2801) 1 BED: 1 Sale for \$68,000 2B-2B: 0 Sales 2B-BD: 1 sale for \$194,900	VICTORIA C (2802) 2B-2B: 7 Sales, Avg. \$111,857 2B-BD: 1 Sale for \$99,900
VICTORIA D (2803) 2B-2B: 2 Sales, Avg. \$84,500 2B-BD: 0 Sales	VICTORIA E (2902) 2B-2B: 1 Sale for \$165,000 2B-BD: 0 Sales	VICTORIA F (2901) 2B-2B: 0 Sales 2B-BD: 1 Sale for \$120,000
VICTORIA G (2903) 1 BED: 4 Sales, Avg. \$69,375 2B-2B: 2 Sales, Avg. \$93,750 2B-BD: 0 Sales	VICTORIA H (2904) 1 BED: 2 Sales, Avg. \$71,500 2B-2B: 0 Sales 2B, BD: 0 Sales	VICTORIA J (2905) 1 BED: 0 Sales 2B-2B: 0 Sales 2B-BD: 0 Sales

VICTORIA K (2805) 1 BED: 0 Sales 2B-2B: 1 Sale for \$62,000 2B-BD: 0 Sales
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Popular Meet, Eat and Greet Events Continue This Month

The popular Meet, Eat and Greet pool parties continue 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.

Come and meet your neighbors while enjoying hot dogs, cole slaw, potato salad and dessert. Music will be provided by DJ Mike Rapposelli.

In the event of inclement weather, the event will be rescheduled for a later date.

2019-2020 WYNMOOR MEG TOUR

Saturday, February 1: Abaco
 Saturday, February 8: Martinique
 Saturday, February 22: Bahama
 Sunday, February 23: Cayman
 Saturday, February 29: Bimini
 Saturday, March 7: Portofino II

Sunday, March 8: Portofino I
 Saturday, March 21: Eleuthera
 Sunday, March 22: Andros
 Saturday, March 28: Lucaya I
 Saturday, April 4: Lucaya II



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March Council Meeting Schedule

- 4th: Management Committee, MPR, 9:00 a.m.
- 6th: Board of Directors, WWI, 1:30 p.m.
- 11th: Management Committee, MPR, 9:00 a.m.
- 17th: Executive Committee, MPR, 1:30 p.m.
- 18th: Management Committee, MPR, 9:00 a.m.
- 21st: CAPS, EW, 9:30 a.m.
- 25th: Management Committee, MPR, 9:00 a.m.
- 26th: Budget and Finance, MPR, 9:00 a.m.

