

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 11, ISSUE 6

An Official Wynmoor Publication

MARCH 2020

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:

4th: Bermuda BOD, EW, 1:30 p.m.
4th: Portofino IABOD, EW, 4:00 p.m.
9th: Nassau BOD, GBRC, 10:00 a.m.
10th: Bahama BOD, LH, 1:00 p.m.
11th: Granada BOD, MPR, 10:00 a.m.
11th: Martinique I BOD, EW, 1:30 p.m.
12th: Victoria C BOD, Apt. A1, 1:30 p.m.
13th: Victoria Federation, EW, 9:30 a.m.
16th: Bimini BOD, MPR, 10:00 a.m.
17th: Victoria F BOD, EW, 10:00 a.m.
17th: Portofino II BOD, GBRB, 10:30 a.m.
17th: Aruba BOD, EW, 1:00 p.m.
18th: Portofino ID BOD, EW, 8:30 a.m.
19th: Lucaya I BOD, MPR, 10:30 a.m.
19th: Portofino IB BOD, MPR, 2:00 p.m.
20th: CAPS, EW, 9:30 a.m.
23rd: Victoria G BOD, EW, 1:30 p.m.
24th: Martinique IIF BOD, EW, 11:00 a.m.
25th: Antigua II BOD, EW, 10:30 a.m.
26th: Lucaya II BOD, EW, 10:30 a.m.
26th: Martinique IIB BOD, EW, 4:00 p.m.
27th: Abaco BOD, EW, 10:00 a.m.
27th: Andros BOD, MPR, 10:30 a.m.

March Council Meetings:

Management Committee, MPR, 9 a.m.
on 3rd, 10th, 17th, 24th and 31st.
5th: Board of Directors, WWI, 1:30 p.m.
16th: Executive Committee, MPR, 1:30 p.m..



Wynmoor Documents Prohibit Short-Term Vacation Rentals

By Fred J. Michael, Director of Association Affairs

Much concern has been expressed by unit owners about current legislation to expand rights to vacation rental sites such as Airbnb, VRBO, and HomeAway and how it may affect Wynmoor.

The battle over short-term vacation rentals has become an annual tug of war in Tallahassee. Vacation rental companies again are seeking to block Florida cities and counties from imposing local regulations on them. Fortunately, the legislature has consistently upheld condominium association rights regulating the level of occupancy and limiting a unit owner's ability to lease a condominium unit.

Found in the Declaration of each of the 44 associations in Wynmoor are the lease approval requirements as well as the leasing restrictions such as the frequency and duration of leases and guest occupancy of units.

Short-term occupancy offered by vacation rental companies are not permitted in Wynmoor because of the association's governing documents that limit minimum lease terms to either three or four months, depending on the associa-

See LEGISLATION On Page 4

To Receive A Digital Copy Of This Newsletter, e-mail: fred_wynmoor@bellsouth.net

Board Members Must Be Aware Of e-mail Pitfalls

By Fred J. Michael

Director of Association Affairs

Board members are no different from everyone else you know inasmuch as they are all heavily reliant upon electronic means to communicate.

Phone conversations still occur, but not nearly as frequently as e-mails and text messages.

For those who are members of their association Board of Directors it is important to understand that everything you put in writing can have some legal ramifications. These e-mails could be considered official records of your association.

“As we learned during the QBE hurricane lawsuit, all correspondence board members make via e-mails could be considered discoverable and used against you in court,” according to Wynmoor attorney Mark Bogen.

While we all agree that e-mail communication is an effective tool for prompt dissemination of information, board members should understand that electronic communication solely between board members comes with some risks.

If a quorum of the board is present together and discussing board business, that discussion constitutes a de facto board meeting, which must be properly noticed and open to the membership to attend.

A board meeting held by conference call where all parties can hear and be heard constitutes a meeting. What about electronic communications?

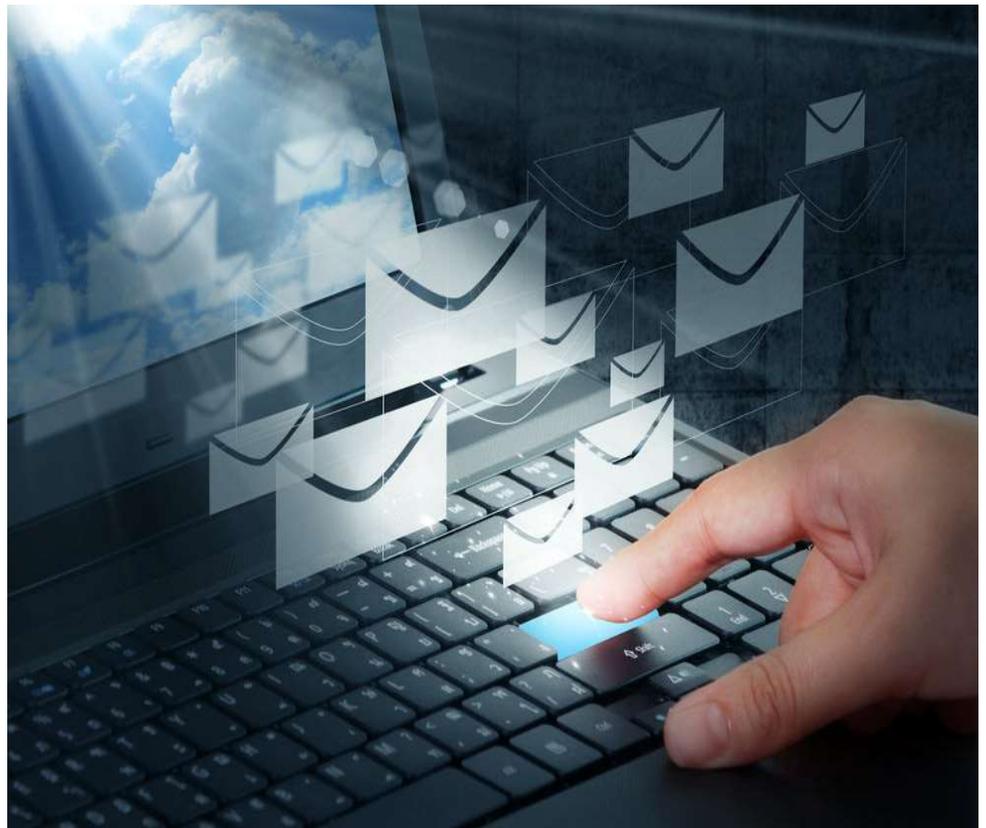
What happens if, rather than holding an official board meeting, the individual directors instead e-mail or text one another, copying all directors, clearly establishing an online dialogue?

As a director, what if you receive one of these exchanges and reply, “I concur.” Did you just vote illegally?

Do e-mail exchanges among directors in advance of an official meeting make a vote on that subject at the meeting just a rubber stamp for decisions privately decided?

In other words, can a board do indirectly what the statutes say can only be done directly?

Do not “poll” fellow board members. Less than a quorum of the board can meet, talk on the telephone or otherwise communicate with one another about association business without violating the law. Copying all directors regarding a pending matter may be fine, but even asking, “So what do



you think?” can create a de facto board meeting if the question elicits responses.

Let e-mail serve as a source to transmit and receive information, not as a “chat” among the directors. Save the actual debate on the board decision for a board meeting.

Here are some other questions you need to ask yourselves before electing to communicate electronically.

If a resident e-mails the entire board with a complaint, who should respond? Without protocol in place, chances are everyone will respond (and sometimes with different answers and conflicting information) or no one will respond as a result of assuming someone else did.

If a resident’s e-mail is akin to a rant with no specific purpose or request, how should it be answered, if at all? Nothing requires boards to respond to venomous e-mail rants. Decide as a board how you wish to handle these kinds of communications.

Technology continues to evolve and the law is not keeping pace with it. An association board needs to avoid even the appearance of impropriety in the conduct of its affairs, so use e-mail primarily to disseminate information and leave the discussion and vote for a properly noticed, official board meeting.

Remember, when you hit the send button, you never know where your e-mail will end up.

ABSENTEE BALLOTS... Coconut Creek City Commissioner and Wynmoor resident Mikkie Belvedere has informed us that state law no longer allows us to place a box in the clubhouse library to collect absentee ballots.

Residents can mail them (no postage required) or bring them to any Broward County public library, including the one at Broward College, during the early voting period between March 7-15. The Presidential Preference Primary will be held on March 17.



The Director's Cut

EMERGENCY CONTACTS...

Residents should make sure your emergency contact list is updated. Those on your list will be granted access to your unit in the event of an emergency such as a hospitalization. This list is only used in emergency situations and not regular gate access.

To update your list, please provide via email the name, address, cell phone number and relationship to you. You are limited to three emergency contacts.

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. To qualify for Apartment Care your unit must be inspected and you must have a service contract to cover your air conditioning unit and all appliances.

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 motorists 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 and the City of Coconut Creek.

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.

Wynmoor Documents Prohibit Short-Term Rentals

LEGISLATION From Page 1

tion. Additionally, all 44 associations allow for only one rental per 12 month period.

Fortunately, the current proposal in legislation, known as the Florida Vacation Rental Act, again would not affect condominium association documents adopted prior to 2011 that are considered “grandfathered” in under state law. That would include all 44 association within the Wynmoor community.

Local governments, however, could lose what little control they have over short-term vacation rentals under the bill which passed through its final House committee on February 20. Homeowners who have had bad experiences living next to the rentals worry the state won’t be able to address their individual concerns. The authority to license and inspect short-term rentals would be placed under the state Department of Business and Professional Regulation if the bill becomes law and strip the cities and municipalities of upholding current regulations and restrictions.

Fortunately, Wynmoor and condominium associations throughout the state, will be spared from allowing short-term vacation rentals from being able to conduct business, even if the proposal becomes law. Owners found to be utilizing their units as short-term rentals are in violation of the governing documents and will be dealt with appropriately, including the levying of fines and gate access restrictions.

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 held in West Wing I, adjacent to the theatre.

- Sunday, March 1: Abaco
- Saturday, March 7: Portofino II
- Sunday, March 8: Portofino I
- Saturday, March 21: Eleuthera
- Sunday, March 22: Andros
- Saturday, March 28: Lucaya I
- Sunday, March 29: Bahama
- Saturday, April 4: Lucaya II

BROWARD SHERIFF'S OFFICE

JOIN SHERIFF GREGORY TONY

Follow us
 @browardsheriffsoffice
 @browardsheriff
 @browardsheriffsoffice

and the Broward Sheriff's Office, and help prevent prescription drug abuse and identity theft.

Broward Sheriff's Office

OPERATION MEDICINE CABINET

Please bring your unused, unwanted or expired medications for safe disposal. Come early and receive a \$5 gift card while supplies last.*

*Needles or sharps will NOT be collected. Gift cards will only be given when turning in prescription medication.

FREE SERVICE TO THE COMMUNITY

Saturday, April 4, 2020
from 10:00 a.m. - 1:00 p.m.
Wynmoor Community

1310 Avenue of the Stars, Coconut Creek FL 33066
 Tract 1000



Broward Sheriff's Office

SHRED-A-THON

Broward County residents can shred away identity theft by safely disposing of their personal documents, check stubs, credit card offers, receipts and any other material that might contain sensitive data. This service is free of charge.

**There is a 5 box maximum per car. Boxes can be no larger than 15"L x 12"W x 10"H

SHERIFF'S FOUNDATION OF BROWARD COUNTY

SHERIFF'S OFFICE BROWARD COUNTY

Sheriff Gregory Tony
sheriff.org

WSVN 7

SDD SafeGuard DOCUMENT DESTRUCTION 404-499-7970

For more information about events, call 954.831.8902