

# The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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## In July..

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

### July:

11th: Victoria C BOD, EW, 10:30 a.m.  
12th: Granada BOD, MPR, 10:00 a.m.  
13th: Bermuda BOD, MPR, 10:00 a.m.  
18th: Aruba BOD, EW, 1:00 p.m.  
24th: Lucaya I BOD, EW, 9:30 a.m.  
26th: Antigua II BOD, EW, 10:30 a.m.  
28th: Abaco BOD, EW, 3:00 p.m.

### July Council Meetings:

11th: Management Committee, MPR, 9 a.m.  
17th: Executive Committee, MPR, 1:30 pm  
18th: Management Committee, MPR, 9 a.m.  
25th: Management Committee, MPR, 9 a.m.  
26th: Budget and Finance, MPR, 9 a.m.

### Contact Us:

Director: Fred J. Michael  
954.978.2600, ext. 342  
Coordinator: Carmela D'Agostino  
954.978.2600, ext. 317  
Coordinator: Bonnie Miller  
954.978.2600, ext. 318



## Significant Changes Are Coming To Condo Laws

By Fred J. Michael, Director of Association Affairs

The Florida House and Senate both recently approved significant changes to the Florida Statutes that regulate condominium associations. The new laws, which have been approved by Governor Rick Scott and will take effect on July 1, would impose criminal penalties for certain actions, prohibits specific activity of directors, and includes new requirements for the management and sharing of condominium documents, contract and financial statements.

Condo laws being updated include:

- ❑ Criminal penalties that can include prison terms for fraud in the election of condo association directors, the forging of signatures on ballots, the manipulation of condo records, the theft or disappearance of ballots and accepting kickbacks.
- ❑ Prohibiting a board member, manager or management company in the purchasing of a unit at a foreclosure sale, if the association forecloses on a unit due to failure to pay assessments or deed in lieu.

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# Annual Association Meetings Have Been Scheduled

The Association Affairs office has confirmed all 2017 annual budget and annual membership meetings, which for the sixth 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 AA 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.

Many of the associations will be conducting elections for Council Representative, Council Alternate or association Board of Director positions.

Notices for the associations holding elections will be mailed to unit owners 60 days prior to the annual meeting date, allowing unit owners the opportunity to run for any of the available positions. The packets will also be e-mailed to those unit owners on Wynmoor's mass e-mail account 60 days prior to the meeting.

Positions available are marked below by (CR) for Council Representative, (CA) for Council Alternate, and (BOD) for Board of Directors.

The agenda, proposed budgets, election material and proxy issues on proposed amendments to your governing documents will be mailed and e-mailed 21 days prior to the annual meetings listed below.

Mark your calendars now. The following is a schedule of the 2017 annual budget and membership meetings.

## Wednesday, October 25

11:00 a.m.: Bahama (budget only)  
1:00 p.m.: Victoria H (2904). (CR), (CA), (BOD)

## Thursday, October 26

3:00 p.m.: Antigua ID (2502). (CR), (CA), (BOD)

## Friday, October 27

1:00 p.m.: Antigua II (2401-2405). (CR), (CA), (BOD)  
3:00 p.m.: Nassau West I (2704-2706). (BOD)

## Monday, October 30

1:00 p.m.: Bermuda (1901-1905). (CR), (CA), (BOD)  
3:00 p.m.: Cayman (1501-1503). No Elections.

## Tuesday, October 31

1:00 p.m.: Portofino IA (3002). (BOD)  
3:00 p.m.: Victoria D (2803). (CR), (CA)

## Wednesday, November 1

1:00 p.m.: Victoria K (2805). (CR), (CA), (BOD)  
3:00 p.m.: Victoria C (2802). (CR), (CA), (BOD)

## Friday, November 3

1:00 p.m.: Abaco (1601-1606). (CR), (CA)  
3:00 p.m.: Victoria A (2804). (CR), (CA), (BOD)

## Monday, November 6

1:00 p.m.: Martinique III (4801). (BOD)  
3:00 p.m.: Portofino IE (3003) No elections.

## Tuesday, November 7

1:00 p.m.: Portofino ID (3004). (CA)  
3:00 p.m.: Victoria F (2901). (CR), (CA), (BOD)

## Wednesday, November 8

1:00 p.m.: Bimini (3401-3405, 3501-3502). (CR), (CA)  
3:00 p.m.: Portofino IC (3005). No elections.

## Thursday, November 9

1:00 p.m.: Nassau (2612-2614, 2701-2703, 2707-2710). (CA), (BOD)  
3:00 p.m.: Portofino II (3101-3102, 3201-3205). No elections.

## Friday, November 10

1:00 p.m.: Nassau West II (2601-2606). (BOD)  
3:00 p.m.: Victoria B (2801). (CR), (CA)

## Monday, November 13

1:00 p.m.: Martinique I (4501-4502, 4602). No elections.  
3:00 p.m.: Antigua IA (2505). (CR), (CA), (BOD)

## Tuesday, November 14

1:00 p.m.: Martinique IIA (4702). (BOD)  
3:00 p.m.: Martinique IID (4401). (CR)

## Wednesday, November 15

1:00 p.m.: Granada (2001-2006). No elections.  
3:00 p.m.: Victoria J (2905). (CR), (CA)

## Thursday, November 16

11:00 a.m.: Antigua IE (2501). (CR), (CA), (BOD)  
1:00 p.m.: Andros (1701-1705). (CR), (CA)  
3:00 p.m.: Martinique IIC (4402). No elections.

## Friday, November 17

1:00 p.m.: Aruba (3301-3306) (CR), (CA), (BOD)  
3:00 p.m.: Antigua IB (2504). (CR), (CA), (BOD)

## Tuesday, November 21

11:00 a.m.: Portofino IB (3001). No elections.  
1:00 p.m.: Lucaya I (2301-2305) No elections.  
3:00 p.m.: Antigua IC (2503) (CR), (CA), (BOD)

## Tuesday, November 28

1:00 p.m.: Victoria G (2903). (CR), (CA), (BOD)

## Wednesday, November 29

1:00 p.m.: Eleuthera (1801-1805). (BOD)  
3:00 p.m.: Martinique IIB (4701). (CA)

## Thursday, November 30

1:00 p.m.: Martinique IIE (4302). (CA)  
3:00 p.m.: Victoria E (2902). (CR), (CA), (BOD)

## Friday, December 1

1:00 p.m.: Lucaya II (2101, 2103, 2201-2202). (CA), (BOD)  
3:00 p.m.: Martinique IIF (4301) (CA)

# New Laws To Have Significant Effect On Condominiums

## NEW LAWS From Page 1

- ❑ Limits a board member to no more than eight consecutive years, with some exceptions.
- ❑ Prohibits the employ or contract with any service provider owned or operated by a board member or with any person who has a financial relationship with a board member or officer, or a relative within the third degree of close relationship by blood or marriage of a board member or officer.
- ❑ Requires board members to disclose any conflicts of interest.
- ❑ Updates to an association’s obligations in suspending voting rights of an owner.

A Miami-Dade County grand jury that examined allegations of corruption at condominiums urged state lawmakers in a report released in February to approve new safeguards for owners. In response, state legislators sent Governor Scott a reform package in late spring that defines certain criminal offenses, obligates condominiums to be more transparent, and imposes term limits on board members.

Let’s take a closer look at some of the new laws.

**CRIMINAL OFFENSES:** The final package that passed Florida’s House and Senate include a fairly narrow scope of criminal offenses within condominium associations, such as accepting kickbacks, committing election fraud and destroying records to cover up a crime.

State law still protects any board member who acts in good faith and even those who make honest mistakes.

**TRANSPARENCY:** The largest addition of code into the statute is in relation to the association’s responsibilities and transparency on the management and sharing of condominium documents, financials and contracts.

Condo associations with more than 150 units will be required to have specific documents available on a publicly accessible website, with a password-protected area specifically for owner documents and financials. Associations will be given one year to comply by July 1, 2018. Associations with fewer than 150 units are exempt from the website requirement.

The additional code requires the following documents be available to owners in digital format: The recorded Declaration, Bylaws, Article of Incorporation, and Rules and Regulations; ; the proposed budget for the following year for consideration at annual meeting; the association’s financial reports; the certifications required of each director or that they have successfully completed a condo board member certification course; and notice and agendas of meetings.

**TERM LIMITS:** The term limits endorsed by Florida leg-



islators prohibits board members from serving more than four consecutive two-year terms, but with exceptions. Two-thirds of a condominium association’s owners could vote in a candidate for another term, or the candidacy would be valid when not enough board hopefuls were on the ballot.

## Council Budget Hearings Scheduled For August

All residents are encouraged to attend the 2018 Council Budget Year Budget Hearings, scheduled to be held August 21-25 in the Multi-Purpose Room at 9 a.m. each day.

The schedule is as follows:

- Monday, August 21: Grounds Maintenance, Security and Transportation.
- Tuesday, August 22 Administration, Finance, Recreation and Entertainment.
- Wednesday, August 23: Building Maintenance and General Services.
- Thursday, August 24: Capital Contributions/Expenditures and Reserves.
- Friday, August 25: Budget & Finance Committee Review.



## WELCOME TO WYNMOOR...

We would like to welcome the following new residents to Wynmoor, who closed on a sale, executed a yearly lease or were approved as occupants for the period of May 21 through June 20.

Abaco: Warren and Miriam Cohen.

Abaco: Irving and Stefanie Gips.

Abaco: Marilyn Kress, Maryann Page.

Abaco: Amos Weintraub.

Andros: James and Jeanne Creath.

Antigua IC: Kenneth Krouse.

Antigua II: Steven Bonafino, Marlene Bonafino.

Antigua II: Mirta Dymant.

Antigua II: Keith and Patricia McDonough.

Bahama: Francisco Caicedo.

Bahama: Jeffrey Friedman, Michael Cohen.

Bahama: Rhonda Sawransky.

Bermuda: Jeanette Agoglia, George Agoglia.

Bermuda: Thomas McDaniel.

Bermuda: Fernando and Margarita Ramirez.

Bimini: Samuel and Elaine Cohen.

Bimini: Jaon Friess.

Cayman: Barbara Felder.

Cayman: Theresa Scala, Arie Liebesny.

Eleuthera: Jeffrey and Barbara Branch.

Eleuthera: Lydia Stirlacci.

Granada: Richard and Helen Brender.

Granada: Edward Chassey.

Granada: Joel Kornbluth.

Granada: Irene Lee McMunn.

Granada: Louis Weinstein.

Lucaya I: Wassily and Rosario Kastritsios.

Lucaya II: Sonia DeBriceno, Nelson Briceno.

Lucaya II: Georgie Montalvo.

Lucaya II: Odocir and Ana Sanchez.

Martinique I: Maria Albornoz, Eduardo and Gisella Albornoz.

Martinique IIB: Cheryl Stein, Wendy Peck.

Martinique IID: Jean-Pierre Denis, Celine Gaudreault.

Martinique IID: Marilyn Zimmerman.

Martinique IIE: Annette Roberts.

Nassau: Thomas and Joan Black.

Nassau: Paulo Rubiano, Francini and Blanca Rubiano.

Nassau West II: Eric and Sybil Janoff, Julia Avila.

Portofino IB: Suzanne D'Amico.

Portofino IC: Carl Dohm.

Portofino IC: Barbara Perez.

Portofino II: Mahn Bierbower, Alba Lagos, Eleonora Lagos.

Portofino II: David and Un Suk Jones.

Portofino II: Seymour and Susan Rapaport.

Victoria A: Chales Collins.

Victoria A: Barry Ernstoff, Aaron Ernstoff.

Victoria A: Sonia Valdes.

Victoria B: Jeananne Harris.

Victoria D: Carlo and Lynn Laude.

Victoria D: Joseph Zampanti.

