

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 9, ISSUE 2

An Official Wynmoor Publication

NOVEMBER 2017

November...

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

November:

14th: Bahama BOD, LH, 1:00 p.m.
21st: Portofino II, GBRB, 10:30 a.m.
22nd: Antigua II, EW, 10:30 a.m.

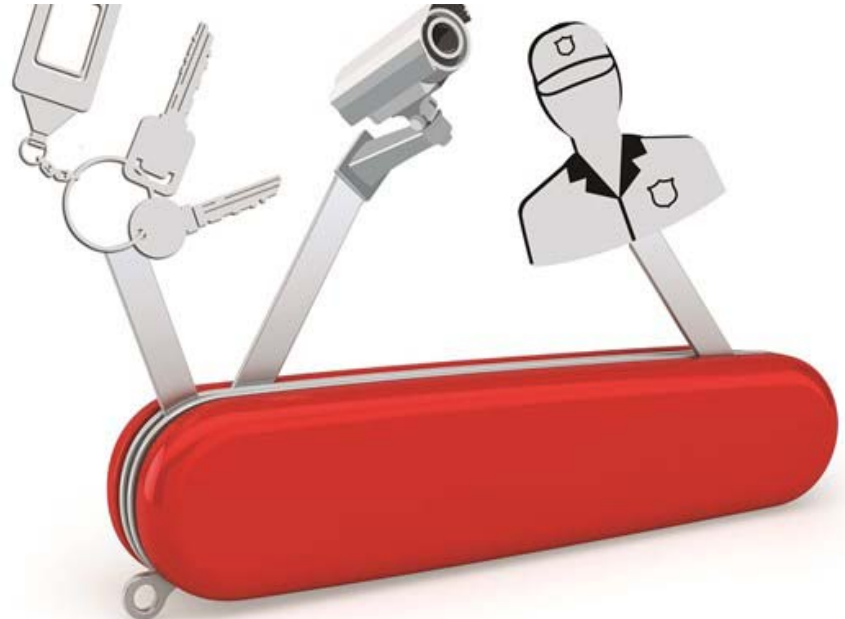
**PLEASE NOTE: ANNUAL
MEETING SCHEDULE LISTED ON
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November Council Meetings:

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

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Can You Access Unit When The Owner Is Absent?

By Fred J. Michael, Director of Association Affairs

Frequently board members of a condominium association desire to access units for various reasons when the unit owner or approved occupant is not present.

There may be a water leak in a unit below and the association is looking for the source. There may be insects that are infesting other units nearby. Sometimes, the board just wants to check the unit to make sure the water is off and the AC is on.

While Florida Statute 718.111(5) provides associations with the irrevocable right to access all units in the condominium, such right is not absolute.

The qualifying portions of the Statute are “when necessary to perform maintenance, repair or replacement of common elements or of any portion of a unit to be maintained by the association, and to prevent damage to the common elements or to a unit or units.”

The governing documents spell out specific scenarios when access is necessary, including regularly scheduled maintenance such as pest control. Should a unit owner refuse to allow an association access to carry out its statutory or contractual duties, the association may be forced to levy fines or take legal action

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Annual Association Meetings Continue This Month

The annual budget and annual membership meetings began the last week of October and will continue through the first week of December.

All meetings will be held in the Multi-Purpose Room of the Administration Building, adjacent to the main pool.

All unit owners are encouraged to attend. So, mark your calendars now. The following is a schedule of the November 2017 annual budget and membership meetings.

Wednesday, November 1

1:00 p.m.: Victoria K (2805).

3:00 p.m.: Victoria C (2802).

Friday, November 3

1:00 p.m.: Abaco (1601-1606).

3:00 p.m.: Victoria A (2804).

Monday, November 6

1:00 p.m.: Martinique III (4801).

3:00 p.m.: Portofino IE (3003).

Tuesday, November 7

1:00 p.m.: Portofino ID (3004).

3:00 p.m.: Victoria F (2901).

Wednesday, November 8

1:00 p.m.: Bimini (3401-3405, 3501-3502).

3:00 p.m.: Portofino IC (3005).

Thursday, November 9

1:00 p.m.: Nassau (2612-2614, 2701-2703, 2707-2710).

3:00 p.m.: Portofino II (3101-3102, 3201-3205).

Friday, November 10

1:00 p.m.: Nassau West II (2601-2606).

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

Monday, November 13

1:00 p.m.: Martinique I (4501-4502, 4602). No elections.

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

Tuesday, November 14

3:00 p.m.: Martinique IID (4401).

Wednesday, November 15

1:00 p.m.: Granada (2001-2006).

3:00 p.m.: Victoria J (2905).

Thursday, November 16

11:00 a.m.: Antigua IE (2501).

1:00 p.m.: Andros (1701-1705).

3:00 p.m.: Martinique IIC (4402).

Friday, November 17

11:00 a.m.: Martinique IIA (4702).

1:00 p.m.: Aruba (3301-3306)

3:00 p.m.: Antigua IB (2504).

Tuesday, November 21

11:00 a.m.: Portofino IB (3001).

1:00 p.m.: Lucaya I (2301-2305)

3:00 p.m.: Antigua IC (2503)

Tuesday, November 28

1:00 p.m.: Victoria G (2903).

Wednesday, November 29

3:00 p.m.: Martinique IIB (4701).

Thursday, November 30

1:00 p.m.: Martinique IIE (4302).

3:00 p.m.: Victoria E (2902).

Friday, December 1

1:00 p.m.: Lucaya II (2101, 2103, 2201-2202).

3:00 p.m.: Martinique IIF (4301)

Tuesday, December 5

1:00 p.m.: Eleuthera (1801-1805). Rescheduled from 11-29.

Tuesday, January 9, 2018

1:00 p.m.: Bahama Annual, Lecture Hall, 1:00 p.m.

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against the unit owner.

Board members and unit owners alike need to understand the guidelines and ensuring all unit owners understand the need for unit access, including their own responsibility for maintenance and safety for the community as a whole. No one likes the idea of someone entering their residence unattended, but on the other hand, it's also possible to see emergency or maintenance-based entry as a safety net for when troubles surface.

Many associations are currently going through their semi-annual pest control service. Unfortunately, there is a growing number of residents who are refusing this service.

Residents must understand that it is MANDATORY to have your unit sprayed when pest control service is scheduled. In accordance with your governing documents, "it is understood that whenever scheduled the Association contractor for pest control (exterminator) shall be allowed access to each unit. In the absence of the Unit Owner making private arrangements to allow access, the Association shall make arrangements with WCC Security to obtain access.

Residents that have refused service will receive letters from the Association Affairs Office requesting they schedule pest control service. Those that fail to comply could face monetary fines levied by your Board of Directors.

Meet, Greet and Eat Events Returning This Season

The popular Meet, Greet and Eat pool parties are scheduled for the upcoming winter season.

Sponsored by the Wynmoor Community Council, these weekend BBQ events will be held at each village 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.

The schedule is as follows:

Saturday, December 2: Martinique.

Saturday, December 9: Abaco.

Saturday, December 16: Andros.

Saturday, January 6: Antigua I.

Sunday, January 7: Nassau.

Saturday, January 13: Granada.

Saturday, January 20: Lucaya II.

Sunday, January 21: Eleuthera.

Saturday, January 27: Lucaya I.

Saturday, February 3: Aruba.

Saturday, February 10: Bimini.

Sunday, February 11: Victoria.

Saturday, February 24: Portofino II.

Sunday, February 25: Portofino I.

Saturday, March 3: Bermuda.

Sunday, March 11: Bahama.

Saturday, March 24: Antigua II.

Sunday, March 25: Cayman.

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.

EMERGENCY PHONE NUMBER... During the cool winter months, hundreds of 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.



COCO ALERT.. Residents are encouraged to sign up for “CocoALERT”, the City of Coconut Creek’s mass notification system that communicates with thousands of residents and businesses in minutes in the event of an emergency.

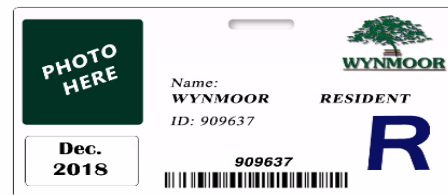
Individuals may self-register or re-register to provide supplementary contact information such as mobile or work phone numbers. In addition, subscribers can register an email address.

With CocoALERTS, Coconut Creek will be able to notify residents about severe weather, boil water alerts, school closings and more. A non-emergency notification may include road closures, motor vehicle blockages, waterway clean-ups and similar types of information.

Messages can be sent to individuals using a variety of contact mechanisms ensuring that residents receive information and important public service announcements in minutes.

Options during the on-line registration at www.coconutcreek.net include: emergency/non-emergency notifications, special event alerts, and a call for volunteers for special events. For more information, call 954.956.1591.

For Unit Owners 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.

AUTOMATIC PAYMENT PLAN – GUARANTEED NO LATE FEES

Save on postage and never worry about paying another late fee by signing up for electronic transfer (ACH withdrawal). Fill out the enclosed form, attached a voided check and return to our office. The form is to be received before the 15th of the prior month to go into effect for the next month. Once entered in our system your maintenance payment will be automatically withdrawn from the account you've specified by the fifth of the month.

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

Company Name: Wynmoor Community Council, Inc. MONTH TO BEGIN _____

I (we) hereby authorize Wynmoor Community Council, Inc., hereinafter called COMPANY, to initiate debit entries to my (our) Checking Account/ Savings Account (select one) indicated below at the depository financial institution named below, hereafter called DEPOSITORY, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of United States law.

Depository Name: _____ Branch: _____

City: _____ State: _____

Routing Number: _____ Account Number: _____

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

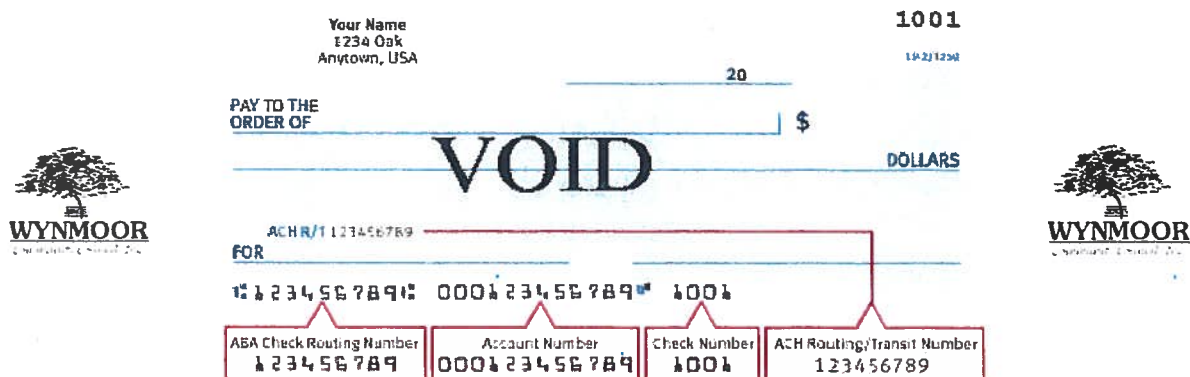
Name(s): _____ Date: _____

Wynmoor Address: _____ Unit # _____

Signature(s): _____

NOTE: DEBIT AUTHORIZATIONS MUST PROVIDE THAT THE RECEIVER MAY REVOKE THE AUTHORIZATION ONLY BY NOTIFYING THE ORIGINATOR IN THE MANNER SPECIFIED IN THE AUTHORIZATION.

SAMPLE CHECK



COMPLETED FORM AND VOIDED CHECK SHOULD BE MAILED OR DROPPED OFF TO:

Wynmoor Community Council, Inc.
Accounts Receivable Department
1310 Avenue of the Stars, Coconut Creek, FL 33066

For personal assistance please call Kim Trang at 954.978.2600, ext. 316 or
e-mail at: ar_wynmoor@bellsouth.net