

# The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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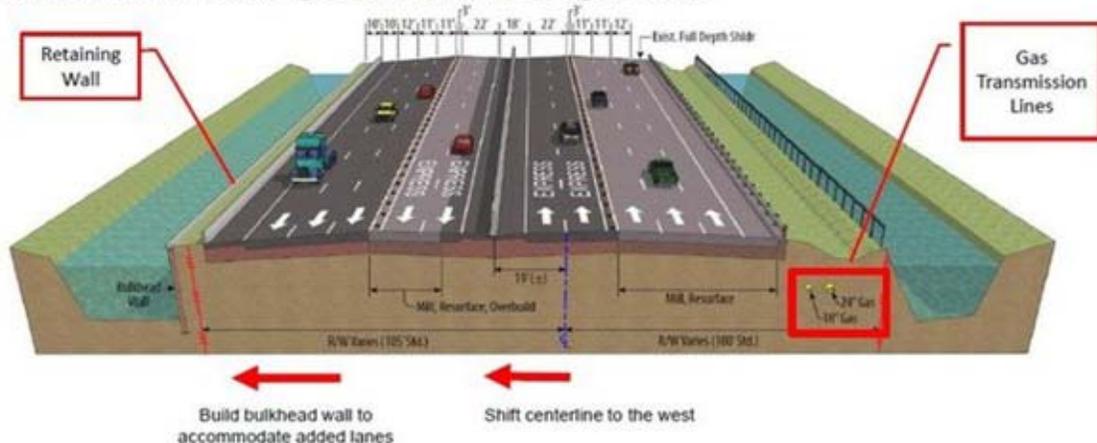
SEPTEMBER 2017

## Alignment – with expansion



- 10 lane widening
- Shift alignment to the west to avoid FGT
- Build bulkhead wall on west edge of the Turnpike along the canal

NORTH  
[]  
SOUTH



## Town Hall Meeting Scheduled To Discuss Turnpike Expansion And The Effects On Wynmoor

By *Fred J. Michael, Director of Association Affairs*

Wynmoor residents will have an opportunity to ask questions and raise concerns about the proposed expansion of the Florida Turnpike along the Wynmoor community.

A Town Hall meeting has been scheduled on Thursday, Sept. 7 in the Wynmoor Theatre at 9 a.m. Project managers from the Florida Turnpike Authority will explain the proposed expansion of the Turnpike from six to 10 lanes from Atlantic Blvd. to Wiles Road. The additional lanes will bring the Turnpike travel lanes 30 feet closer to the Wynmoor community.

Construction is not scheduled to begin until 2020 but the four year project will affect ALL Wynmoor residents. The installation of a sound barrier wall will reduce some of the noise, but the uncertainty of whether the wall will be built before or after lane expansion and how high the wall will be concerns many Wynmoor residents. The Coconut Creek Parkway entrance and exits to the Turnpike as well as a flyover to Blount road are also planned.

All Wynmoor residents should plan on attending this very important Town Hall meeting.

### Concerns:

- Dust
- Height of Sound Barrier
- Nighttime Construction
- Noise



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# Annual Budget Message From Your Administrator

*By Bruce Bandler, Administrator*

The year 2018 virtually marks the beginning of a new regime in Wynmoor. The Management Committee welcomed a new President, Jackie Railey; a new Treasurer, Bill Corey; and a new fourth Vice President, Stan Cohen during the past year.

While prior accomplishments cannot be ignored and are greatly appreciated, we are confident that new ideas will bring continued success. With veteran members of the present “team” First Vice President Neil Nota, Second Vice President Chick Chase, Third Vice President Selma Bass and Secretary Larry Schwartz working together, their focus is to “listen” so that they may take the community in the desired direction.

Wynmoor is well known for its beautifully maintained, well manicured grounds and lush landscaping throughout. It is immediately apparent as one enters the property and drives through the community. Equally important is the factor known as “curb appeal.” It may be difficult to comprehend, but there are those that are not familiar with Wynmoor Village.

What is seen when looking in from the outside creates an impression and a visualization of what one may expect to see within our boundary walls. With this in mind, the recent upgrades at the Main Gate entry most definitely presents Wynmoor as an extravagant, upscale community. To achieve this desired affect around the entire boundary, plans to upgrade and enhance the landscape around the West Gate entry area will create and complete this image.

Security remains a top priority and we have made great strides in enhancing community safety. The new gate system is operating with great efficiency and has proven to be the right choice for our community. The parapet fencing project is progressing nicely; however, it has become obvious that the specific areas of decorative vinyl fencing needs to be completely removed and replaced with parapet of the same height as the existing wall so that the entire boundary wall is uniform. Although not included in the original plan, this action is essential to achieve the very purpose of the project.

For many years we have discussed the possibility of placing a security employee at the Fitness Center. The need to fulfill this proposal is becoming more evident as we are witnessing a growing number of “issues” at this location. In pursuing fulfillment of this plan, it is suggested that we implement a \$5.00 daily fee for “guests” that wish to use the facility. Not only would this offset the cost of an additional employee, it may in



fact serve to deter our current problems by discouraging the use of the Fitness Center as a “hangout.” If approved, the area would be manned eight hours daily from Monday through Friday and 10 hours on Saturday and Sunday. In addition to the Fitness Center, the security staff member would be responsible to monitor the entire Main Pool complex.

Modernization of our community restrooms has been a main priority at this time. The project will begin with the Country Club and will be scheduled to continue until such time as all Council building restrooms have been completed.

A large part of Wynmoor’s appeal is the fact we are a “golfing community.” Maintaining the course is of major importance and I am pleased to report the recently renovated front nine has been receiving major accolades from golfers and non-golfers alike. To complete the project, we look forward to renovations of the back nine during 2018.

Tennis remains a healthy activity of choice in Wynmoor and reflects the community concept of “active senior community.” In order that we ensure the courts are properly maintained for optimal use, a program is in place that calls for resurfacing two courts each year. Pickleball continues to grow in popularity and we find more residents learning to play and enjoying the sport. In response to the need for a place to sit down while waiting for a court, pavers were installed in a small courtside area. To improve the facility even further as well as to enhance the aesthetics of the area, the pavers will be extended for the full length of the court.

Although a project proposal was approved and bids were sought to proceed, expansion of the 19th Hole Restaurant was taken off the table when the selected architect failed to pro-

**See BUDGET On Page 3**

**AMENDMENT UPDATES...** A majority of the association Board of Directors have already voted to proceed with two proposed amendments to your governing documents. If approved by your association Board of Directors, the unit owners would need to ratify these amendments via a proxy vote.

Growing concern about the number of rentals with several associations approaching 30 percent this past season, a new lease amendment has been proposed. After two meetings with Wynmoor attorney it is recommended that each association extend the waiting period from one to two years before a unit can be rented. The original idea of limiting each association to 10 percent rentals was also suggested with most associations adopting that portion of the amendment. Some associations have opted for a different percentage requirement while a handful of associations voted against it. It's important to stress that current unit owners would be grandfathered in allowing them to continue renting their units even if they have owned it for less than two years.



## The Director's Cut

The second amendment would require all unit owners to obtain homeowners insurance with coverage of at least \$100,000 general liability insurance. If passed, proof of insurance must be supplied to the association within 30 days of effective date of the amendment. All new owners must supply proof of insurance coverage by the closing date. Residents must understand that failure to supply proof of insurance, once passed, will be deemed a violation of said Amendment and will be subjected to fines as permitted by Florida law. The original proposed amendment had the liability amount at \$300,000 that was deemed excessive by Bogen.

Those boards that successfully vote in favor of the amendments will bring them

to the unit owners for final approval and will be included with your annual budget and annual membership meeting packets that are mailed out 21 days prior to your scheduled annual meeting which run from the last week of October through the first week of December.

## Annual Budget Message From Your Administrator

### BUDGET From Page 2

duce an adequate plan to move forward. The Long Range Planning Committee has now been asked to research and solicit for new architectural bids. Included in the realm of this project is the kitchen upgrade and expansion as well as creating an area for additional seating. It is always in our best interest to proceed with caution and "do it right."

Pursuant to a thorough evaluation, it was clearly noted that the 44 passenger buses are rarely, if ever, filled to near capacity. In response to this determination, the decision was made to introduce a smaller (25 passenger) bus to our fleet. Not only are these vehicles more cost and energy efficient, they are easier to operate and maneuver through the association roadways.

The use of private charter buses for Recreation planned field trips has proven to be a wise choice. They serve to minimize wear and tear on our current bus fleet as well as eliminate the need for a Wynmoor bus driver thereby cutting down on payroll expense. In addition, the buses provided are state of the art, allowing for a more comfortable ride and an extremely minimal possibility of malfunction or breakdown.

It has been a number of years since the inevitable need for infrastructure renovations has resurfaced. Funds are now available in the Capital Account to retain professional services for an Engineering Study to devise a plan and a proposed sched-



ule for this project to ensure our infrastructure remains sound.

As the demographics here continues to become more diverse, our top priority is to maintain community unity. We are here to address the needs of the entire community, to promote harmony and to ensure that all residents can enjoy life here in Wynmoor to the fullest and at a cost that remains within reach of all unit owners. This may be a challenge, but it is an attainable goal. We all have much to look forward to as a member of this beautiful, vibrant community.

# 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 July 21 through August 20.

Abaco: Rae Bass, Malerie Rahal.  
 Abaco: Anthony Caruso.  
 Abaco: Mary DiMaro.  
 Abaco: Betty Gerstein, Michele Gerstein.  
 Andros: Norma Heichen.  
 Andros: Cecile Madison, Danielle Katz.  
 Antigua ID: Myrtle Forbes, Nelson Hines.  
 Antigua IE: Ian and Evelyn Willoughby.  
 Antigua II: Marsha Lesley.  
 Aruba: Victor and Amanda Calderon.  
 Aruba: Barry MacFarlane, Jody Rivers.  
 Aruba: Helen Niven.  
 Aruba: Alen and Beth Weiner.  
 Bahama: Phyllis Pottiner, Andrew Bailey.  
 Bahama: Thomas Zayas, Diana Cuadrado.  
 Bahama: Mark Kaminski, Irena Polak, Mark Thomsen.  
 Bahama: Kelley Nathan, Kimberlee McBride.  
 Bermuda: Alonso Anez, Ana De Van Der Biest.  
 Bermuda: Thomas Fatato.  
 Bermuda: Maria Maldonado, Nydia Maldonado.  
 Bermuda: Edward A. Williams.  
 Bimini: Ted Gower, Gui Zhen Schenne.  
 Cayman: David Mogan.  
 Eleuthera: Philip Brownell.  
 Eleuthera: Frank Duddleston, Jacqueline Bordeleau.  
 Lucaya I: Allison Berg, Bella Berg.  
 Lucaya I: David Mullen, Jr., David Mullen, III.  
 Lucaya I: Susan Stoller.  
 Lucaya II: Jaime and Maria Carbo.  
 Lucaya II: Sara DeMatos, Amadeu and Diva DeMatos.  
 Lucaya II: Carolyn Dmoch.  
 Lucaya II: Terry Hays, Ashley Hays.  
 Lucaya II: Joseph and Cynthia Peterkin.  
 Granada: Mary Blocker.  
 Granada: Hazel Soffe.  
 Martinique I: Gary Caleffe.  
 Martinique I: Neil Tannenbaum.  
 Martinique IIA: Jae and Hak Yoo.  
 Nassau: Barbara Longacre.  
 Nassau: Marcus Silva.  
 Nassau: Jeffrey and Donna Wang, Norman and Joyce Wang.  
 Nassau West II: George Figueroa, Sylvia Martinez.  
 Portofino IA: Josephine Livecchi, Nick and Angela Mastormarco.  
 Portofino II: Kristen Cuevas.  
 Portofino II: Mikhail and Renee Katsman, Boris Yelena.  
 Portofino II: Gabriel and Solange Montervil.  
 Portofino II: Anne Sheldon.  
 Portofino II: Michael and Teresa Valentin.  
 Victoria C: Martin and Hilda Gonzalez.  
 Victoria C: Richard Melchionno.  
 Victoria D: Bryan and Tina Packer, Darren Packer.  
 Victoria F: Gilbert Toner, Mark Bernstein.  
 Victoria G: Douglas Zendel.  
 Victoria H: Richard Stiller, Hilda Holding.

## In September...

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

### September:

8th: Victoria G BOD, MPR, 10:00 a.m.

8th: Antigua IB BOD, MPR, 2:00 p.m.  
 12th: Victoria C BOD, EW, 10:30 a.m.  
 12th: Andros BOD, EW, 1:00 p.m.  
 13th: Granada BOD, MPR, 10:00 a.m.  
 13th: Martinique I BOD, EW, 1:30 p.m.  
 19th: Portofino II BOD, GBRB, 10:30 a.m.  
 19th: Aruba BOD, EW, 1:00 p.m.  
 22nd: Abaco BOD, EW, 3:00 p.m.  
 25th: Lucaya I BOD, EW, 9:30 a.m.  
 27th: Antigua II BOD, EW, 10:30 a.m.  
 28th: Martinique IIF BOD, EW, 11:30 a.m.  
 29th: Martinique IIB BOD, EW, 10:00 a.m.

### September Council Meetings:

5th: Management Committee, MPR, 9 a.m.  
 7th: Board of Directors, WWI, 1:30 p.m.  
 12th: Management Committee, MPR, 9 a.m.  
 15th: CAPS, EW, 9:30 a.m.  
 18th: Executive Committee, MPR, 1:30 p.m.  
 19th: Management Committee, MPR, 9 a.m.  
 26th: Management Committee, MPR, 9 a.m.  
 27th: Budget and Finance, MPR, 9 a.m.