

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

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December...

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

December:

1st: Abaco BOD, MPR, 11:00 a.m.
5th: Bahama BOD, LH, 1:00 p.m.
6th: Bermuda BOD, EW, 1:30 p.m.
11th: Nassau BOD, GBRC, 10:00 a.m.
12th: Victoria C BOD, EW, 10:30 a.m.
13th: Granada BOD, MPR, 10:00 a.m.
13th: Victoria J BOD, EW, 11:00 a.m.
13th: Martinique I BOD, EW, 1:30 p.m.
14th: Portofino IB BOD, MPR, 2:00 p.m.
18th: Bimini BOD, MPR, 10:00 a.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.
27th: Antigua II BOD, EW, 10:30 a.m.
28th: Martinique IIF BOD, EW, 11:30 a.m.

December Council Meetings:

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



What Went Wrong With Insurance Amendment?

By Fred J. Michael, Director of Association Affairs

The overwhelming failure of the proposed insurance amendment by a majority of the Wynmoor associations can be attributed to unit owners frustration to fully understand the what the associations were attempting to accomplish.

Instead of making what should have been an intelligent decision, unit owners let their emotions surface, becoming fearful of having their association listed as an additional insured on their homeowner's policy. Unit owners were unaware that this requirement was previously state law but was rescinded due to complaints from many of the state's association because they were unable to monitor who did and who did not have insurance.

Following the advise of Wynmoor's law firm, it was recommended this safeguard be in place to protect ALL unit owners, not just yourself.

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Scaled Down Insurance Amendment Will Be Forthcoming

INSURANCE From Page 1

A recent trend of uninsured unit owners have left Wynmoor unit owners with no one to subrogate against if you suffer water damage or other losses due to an accident or negligence from your neighbors. You would be left with limited resources if your neighbor does not have insurance.

So what is the next step?

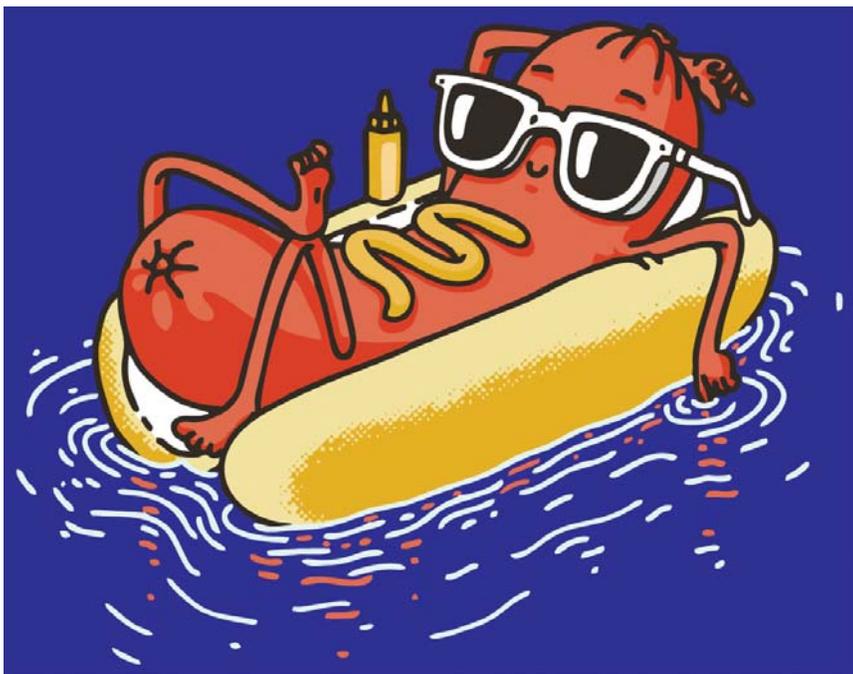
Sometime early next year a new amendment will be presented to the unit owners that requires homeowner's insurance without the association being listed as additional insured. Unit owners must understand that without the association named as additional insured, your association would not be able to monitor which unit owners have complied. Only in the event of a claim would you know if your neighbor has the appropriate coverage. And only then would the association be able to take action against the uninsured by levying fines for non-compliance.



Popular Meet, Eat and Greet Events begin This Month

The popular Meet, Eat and Greet pool parties begin this month. 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. For a complete schedule, see below.



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➤ 2017/2018 WYNMOOR MEG TOUR ➤

DEC. 02 MARTINIQUE	FEB. 03 ARUBA
DEC. 09 ABACO	FEB. 10 BIMINI
DEC. 16 ANDROS	FEB. 11 VICTORIA
JAN. 06 ANTIGUA I	FEB. 24 PORTOFINO II
JAN. 07 NASSAU	FEB. 25 PORTOFINO I
JAN. 13 GRANADA	MAR. 03 BERMUDA
JAN. 20 LUCAYA II	MAR. 11 BAHAMA
JAN. 21 ELEUTHERA	MAR. 24 ANTIGUA II
JAN. 27 LUCAYA I	MAR. 25 CAYMAN

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A Message To All New Directors

By *Bruce Bandler, Administrator*

Welcome all new directors and board members! Your willingness to volunteer is a testament to your sense of community and your desire to serve; admirable qualities necessary to become a successful director and member of your respective boards.

The commitment you have made is a serious yet rewarding one. Written below are excerpts taken directly from the Board of Directors Pledge. It is my hope you will read this information and hold onto it as a point of reference. Its contents clearly illustrate

what I am confident each of you already possess; a reliable and honorable character.

1. Attendance at all board meetings will be a priority.
2. Be prepared to intelligently discuss all agenda items at scheduled meetings.
3. Respect the opinions of your peers and exhibit no bias.
4. Always act in the best interest of the association and the community.
5. Avoid conflicts of interest between your board position and your personal life. Should a conflict arise, you will recuse yourself from the issue at hand.
6. Support all actions taken by the board positively, regardless of whether you are in a minority position on the matter.

To better acquaint you with the A,B,C's of your new position, we have arranged a "New Director Orientation" to be held on **Friday, January 19, 2018** in East Wing Card Room #4. The meeting, which will be held in conjunction with the CAPS (Council of Association President) meeting will commence at 9:30 a.m. and should last no longer than 90 minutes.

Per Florida Statute 718.112, this seminar will satisfy the mandatory requirement for new directors. The basic language states that all new directors must certify in writing within 90 days following their election or appointment that he/she has read the association's governing documents and that he/she will work to uphold these documents to the best of his/her ability and faithfully discharge his/her fiduciary duty to the association and its members.

As a continuing education event, we are inviting ALL directors to attend the seminar.

NEW PRESIDENTS... We'd like to congratulate FIVE individuals on being named new association presidents during October and November's annual meetings.



The Director's Cut

Now serving as association presidents are Joseph Duemig (Aruba), Dawn Sachs (Martinique IIA), Jay Sacks (Martinique IIE), Peter Slavkin (Portofino II), Rich Dalessandris (Victoria F)

NEW DIRECTORS... Additionally, there are numerous new directors who have already assumed their duties for their respective associations. They are:

Aruba: Edward Fitzmaurice.
 Martinique IIA: Stuart Lacher.
 Martinique IIE: William Cassara, Allan Katz and Greta Probitzky.
 Nassau: Roger Lekutis.
 Portofino IA: Micahel Dudeck.
 Victoria F: David Mintzes and Barry Seigel.
 Victoria G: Ellen Baronoff.

Victoria H: Joanne Bressler and Kathleen De Fabio.

New assistant directors include:

Aruba: Nancy Moskowitz and Susan Garshon.
 Portofino II: Libby Senzon.

Next Month:

All new directors from December annual meetings and a thank you to all outgoing directors.

SALES REPORT... Sales continued to be brisk during the third quarter of 2017 as 107 units sold between July 1 and September 30 for an average price of \$93,165. Average price for the same period of 2016 was \$85,988.

Additionally, there were 128 leases executed during the same three month period, upping the amount of rentals for the first 11 months to 832.

Building 1704 in Andros had the top seller with a unit selling for \$220,500. Other top sellers in the third quarter included \$205,000 in Bimini (Building 3404), \$173,000 in Portofino II (Building 3203), and \$165,000 in both Antigua IE (Building 2501) and Portofino IE (Building 3003).

TENANT RIGHTS... As Wynmoor prepares for the annual arrival of hundreds of seasonal renters, unit owners must understand that your tenants "stand in the shoes of the owner" and have all of the rights to use the unit and the common property, including the clubhouse, pool, theatre, etc. Tenants must also abide by the association's governing documents, including the screening and approval process.

Tenants do not have the right to vote in any association matters or to attend board or membership meetings. Those are private corporate meetings open only to members and shareholders. If tenants have a problem, they are required to contact the owner, the owner's representative or leasing agent.

2018 Will Be The Year Of the Elevators

Residents experiencing inconveniences due to elevator breakdowns should be relieved to know that help is on the way.

During the November meeting of CAPS (Council Association or Presidents), Wynmoor Assistant Administrator Jack Kubasek, Oracle Vice President Mike West, Oracle Board General Manager Tod Trinka and Wynmoor's elevator Account Manager Dave Tebow laid out plans to resolve many of the issues affecting residents that use Wynmoor's 93 elevators and 19 lifts.



A complete audit of the elevators is currently underway. There will be monthly meetings with the Wynmoor Maintenance Department to review all callouts and repairs with the goal of preventing repeat issues. A database is being established so completed work history of each elevator can be reviewed.

Work by three teams has begun on code enforcement issues starting with the most vulnerable elevators. In addition, there are three teams working on cosmetic upgrades of the interior of the elevator cabs. These jobs will not interfere with each other, so they could be completed in any order.

It was emphasized that replacing the elevator controller or completing the fire code work does not mean your elevator will not experience issues that requires service. Other problems can surface like someone hitting the doors and breaking a contact, water in the elevator pit or a FP&L electricity problem. Even a brand new elevator can be expected to require repair three to five times a year.

Theatre Attendees Should Use Proper Ettiquette

We have done our best to provide you with the most entertaining and enjoyable experience in the Wynmoor Theatre. On behalf of everyone who attends a performance, we ask that you remember Theatre rules of etiquette. Listed below are some tips for how you can be a good audience member.

- ✓ Arriving late is a Theatre 'no-no.' Late entry disturbs everyone, including the performer.

- ✓ Turn off all cell phones and electronic devices before entering the Theatre.

- ✓ Do not talk during the performance or movie.

- ✓ Unwrap cough drops before the performance or movie begins.

- ✓ No food or drinks are allowed in the Theatre, but bottled water is okay.



exiting the Theatre.

NOTE: Patience is recommended when leaving the theatre. Instead of rushing to the door, waiting 15 minutes will give ample time for the theatre to empty and make it easy for your departure.

- ✓ Some people are allergic to perfume and cologne. If you must use these items, go lightly.

- ✓ Persons ages 15 and up are permitted to enter the theatre.

- ✓ No smoking allowed, including e-cigarettes.

- ✓ Shorts are not permitted for any Show in the Theatre after 6 p.m. (Shorts are permitted for movies).

- ✓ A quick departure is noticed by everyone, especially the performers on stage. Please wait until the house lights go on before