

The Village Choice

Addressing Issues Regarding Your Home In Wynmoor

VOLUME 9, ISSUE 6

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FEBRUARY 2018

In February...

The following is a list of Board of Directors meetings for the month of February. All unit owners 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

February:

1st: Martinique IIB BOD, EW, 3:00 p.m.
5th: Nassau BOD, EW, 10:00 a.m.
7th: Bermuda BOD, MPR, 1:30 p.m.
9th: Victoria Federation, EW, 9:30 a.m.
13th: Victoria C BOD, EW, 10:30 a.m.
13th: Bahama BOD, LH, 1:00 p.m.
14th: Granada BOD, MPR, 10:00 a.m.
14th: Martinique I BOD, EW, 1:30 p.m.
15th: Antigua IB, Apt. F4, 2:30 p.m.
19th: Bimini BOD, MPR, 10:00 a.m.
20th: Victoria F BOD, EW, 10:00 a.m.
20th: Portofino II BOD, GBRB, 10:30 a.m.
20th: Aruba BOD, EW, 1:00 p.m.
22th: Martinique IIF BOD, EW, 11:30 a.m.
23rd: Abaco BOD, EW, 3:00 p.m.
26th: Lucaya I BOD, EW, 9:30 a.m.
28th: Antigua II BOD, EW, 10:30 a.m.

February Council Meetings:

1st: Board of Directors, WWI, 1:30 p.m.
6th: Management Committee, MPR, 9 a.m.
13th: Management Committee, MPR, 9 a.m.
16th: CAPS, EW, 9:30 a.m.
19th: Executive Committee, MPR, 1:30 pm
20th: Management Committee, MPR, 9 a.m.
21st: Budget and Finance, MPR, 9:00 a.m.
27th: Management Committee, MPR, 9 a.m.



Sale Prices Continue To Rise Throughout Wynmoor

By Fred J. Michael, Director of Association Affairs

For the eighth consecutive year the average sales price of a condominium unit in Wynmoor rose.

The association sales totals listed on Pages 2 and 3 of this newsletter don't tell the entire story. Overall, 417 units were sold in Wynmoor during 2017, totaling \$38,150,571 in sales. That's an average of \$91,488 per unit, an increase of 9.3 percent over the 2016 average of \$85,117.

Since 2010, the average sales price has risen \$43,424 per unit. (see chart)

One hundred and forty-one units sold for \$100,000 or more during 2017

with a high of \$220,500 in Andros. Other top sellers included \$210,000 in Aruba, \$205,000 in Bimini, \$192,500 in Aruba, \$185,000 in Aruba, \$182,000 in Lucaya II and \$173,000 in Portofino II.

YEAR	SALES	AVG.
2010	318	\$48,064
2011	364	\$48,990
2012	397	\$50,854
2013	399	\$62,620
2014	378	\$71,200
2015	419	\$74,707
2016	414	\$85,117
2017	417	\$91,488

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2017 Sales Total By Association

ABACO 2B-2B: 15 Sales, Avg. \$115,285 2B-BL: 7 Sales, Avg. \$110,557 2B-BD: 1 Sale for \$140,000	ANDROS 2B-2B: 4 Sales, Avg. \$100,425 2B-BL: 3 Sales, Avg. \$147,833 2B-BD: 5 Sales, Avg. \$134,400	ANTIGUA IA (2505) 2B-2B: 5 Sales, Avg. \$92,000 2B-BD: 0 Sales
ANTIGUA IB (2504) 2B-2B: 5 Sales, Avg. \$92,400 2B-BD: 0 Sales	ANTIGUA IC (2503) 1 BED: 3 Sales, Avg. \$58,000 2B-2B: 1 Sale for \$72,000 2B-BD: 0 Sales	ANTIGUA ID (2502) 2B-2B: 0 Sales 2B-BD: 4 Sales, Avg. \$76,375
ANTIGUA IE (2501) 2B-2B: 2 Sales, Avg. \$128,000 2B-BD: 3 Sales, Avg. \$120,667	ANTIGUA II 1 BED: 4 Sales, Avg. \$53,425 2B-2B: 11 Sales, Avg. \$83,263 2B-BD: 7 Sales, Avg. \$85,357	ARUBA 1 BED: 7 Sales, Avg. \$58,356 2B-2B: 7 Sales, Avg. \$130,000 2B-BL: 16 Sales, Avg. \$102,093 2B-BD: 7 Sales, Avg. \$144,000
BAHAMA STU: 3 Sales, Avg. \$37,833 1 BED: 9 Sales, Avg. \$50,500 2B-2B: 8 Sales, Avg. \$72,925 3 BED: 2 Sales, Avg. \$73,500	BERMUDA 1 BED: 4 Sales, Avg. \$49,250 2B-2B: 12 Sales, Avg. \$82,100 2B-BD: 2 Sales, Avg. \$110,000	BIMINI 1 BED: 3 Sales, Avg. \$65,000 2B-2B: 8 Sales, Avg. \$93,188 2B-BL: 7 Sales, Avg. \$125,071 2B-BD: 4 Sales, Avg. \$165,000
KEY: (number under each category is the number of sales) STU: denotes Studio Apt. 1 BED: denotes one bedroom/one bath and one bedroom/1-1/2 bath 2B-2B: denotes two bedroom/two bath 2B-BL: denotes two bedroom/two bath luxury 2B-BD: denotes two bedroom/two bath deluxe		
CAYMAN 2B-2B: 10 Sales, Avg. \$107,750 2B-BL: 2 Sales, Avg. \$125,500 2B-BD: 2 Sales, Avg. \$143,000	ELEUTHERA 1 BED: 2 sales, Avg. \$58,700 2B-2B: 10 Sales, Avg. \$111,700 2B-BL: 4 Sales, Avg. \$115,500 2B-BD: 3 Sales, Avg. \$135,667	GRANADA 1 BED: 6 Sales, Avg. \$67,333 2B-2B: 15 Sales, Avg. \$91,247 2B-BD: 3 Sales, Avg. \$136,333
LUCAYA I 1 BED: 2 Sales, Avg. \$56,000 2B-2B: 14 Sales, Avg. \$84,743 2B-BD: 3 Sales, Avg. \$108,167	LUCAYA II 1 BED: 3 Sales, Avg. \$50,833 2B-2B: 18 Sales, Avg. \$92,550 2B-BD: 3 Sales, Avg. \$95,000	MARTINIQUE I STU: 0 Sales 1 BED: 1 Sale for \$69,000 2B-2B: 4 Sales, Avg. \$80,250 2B-BD: 1 Sale for \$72,000
MARTINIQUE IIA (4702) 2B-2B: 3 Sales, Avg. \$95,000 2B-BD: 1 Sale for \$77,000	MARTINIQUE IIB (4701) 1 BED: 2 Sales, Avg. \$61,000 2B-2B: 0 Sales 2B-BD: 0 Sales	MARTINIQUE IIC (4402) 2B-2B: 2 Sales, Avg. \$88,000 2B-BD: 0 Sales
MARTINIQUE IID (4401) 2B-2B: 1 Sale for \$78,900 2B-BD: 1 Sale for \$86,500	MARTINIQUE IIE (4302) 1 BED: 3 Sales, Avg. \$49,000 2B-2B: 3 Sales, Avg. \$112,000 2B-BD: 1 Sale for \$78,000	MARTINIQUE IIF (4301) 2B-2B: 1 Sale for \$82,000 2B-BD: 1 Sale for \$141,000

2017 Sales Total By Association

MARTINIQUE III (4801) STU: 0 Sales 1 BED: 0 Sales 2B-2B: 0 Sales 3 BED: 0 Sales	NASSAU STU: 2 Sales, Avg. \$47,000 1 BED: 4 Sales, Avg. \$58,625 2B-2B: 9 Sales, Avg. \$72,133 3 BED: 0 Sales	NASSAU WEST I STU: 0 Sales 1 BED: 0 Sales 2B-2B: 3 Sales, Avg. \$83,000 2B-BD: 0 Sales
NASSAU WEST II STU: 1 sale for \$43,400 1 BED: 3 Sales, Avg. \$50,133 2B-2B: 4 Sales, Avg. \$66,000 3 BED: 1 Sale for \$73,500	PORTOFINO IA (3002) 2B-2B: 0 Sales 2B-BD: 2 Sales, Avg. \$72,450	PORTOFINO IB (3001) 2B-2B: 3 Sales, Avg. \$65,333 2B-BD: 1 Sale for \$95,000
PORTOFINO IC (3005) 2B-2B: 6 Sales, Avg. \$82,250 2B-BD: 0 Sales	PORTOFINO ID (3004) 2B-2B: 2 Sales, Avg. \$103,500 2B-BD: 0 Sales	PORTOFINO IE (3003) 2B-2B: 3 Sales, Avg. \$127,333 2B-BD: 1 Sale for \$78,000
PORTOFINO II 1 BED: 4 Sales, Avg. \$61,475 2B-2B: 21 Sales, Avg. \$89,883 2B-BD: 5 Sales, Avg. \$125,000	VICTORIA A (2804) 2B-2B: 3 Sales, Avg. \$93,667 2B-BD: 3 Sales, Avg. \$94,250	VICTORIA B (2801) 1 BED: 1 sale for \$52,500 2B-2B: 2 Sales, Avg. \$100,000 2B-BD: 1 Sale for \$136,500

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VICTORIA C (2802) 2B-2B: 6 Sales, Avg. \$111,175 2B-BD: 0 Sales	VICTORIA D (2803) 2B-2B: 3 Sales, Avg. \$74,833 2B-BD: 0 Sales	VICTORIA E (2902) 2B-2B: 3 Sales, Avg. \$97,560 2B-BD: 0 Sales
VICTORIA F (2901) 2B-2B: 3 Sales, Avg. \$96,667 2B-BD: 1 Sale for \$160,000	VICTORIA G (2903) 1 BED: 1 Sale for \$52,000 2B-2B: 1 Sale for \$84,000 2B-BD: 1 Sale for \$136,000	VICTORIA H (2904) 1 BED: 3 Sales, Avg. \$48,167 2B-2B: 0 Sales 2B, BD: 1 Sale for \$87,000
VICTORIA J (2905) 1 BED: 3 Sales, Avg. \$54,167 2B-2B: 2 Sales, Avg. \$85,500 2B-BD: 0 Sales		VICTORIA K (2805) 1 BED: 0 Sales 2B-2B: 0 Sales 2B-BD: 0 Sales

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Security-Alarm Box Is Mandatory In All Units

By Fred J. Michael

Director of Association Affairs

It's not pretty and somewhat bulky but the security/alarm box pictured on the right is vital to the safety of your unit.

The security/alarm box is required to be installed and active in all units as well as a hardwired smoke detector. This emergency alarm system equipment will operate only if you have active telephone service.

When the smoke detector goes off or you utilize the security/alarm remote, a signal is sent from the security/alam box using your active phone line to the Dispatcher, who then summons the necessary response team, such as Fire rescue or CCPD.

Failure to have all three of these requirements not only puts your unit in danger in the event of a fire or another emergency, but could affect the entire building.

Beginning February 15th, all unit owners planning on selling or leasing their units will need to verify that the security/alarm box is located in the unit and is operational.

Failure to do so will result in the sale or lease to be rejected until the unit owner becomes compliant. If your unit does not have a security/alarm box or a hardwired smoke detector, please call Security at 954.968.2504 and they will assist you. Please note all costs for replacement of the equipment is the unit owner's responsibility.



MEET, EAT AND GREET EVENTS... The popular Meet, Eat and Greet pool parties continue this month.

Sponsored by the Wynmoor Community Council and the Bogen Law Group, 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.

February MEG events include Aruba (Feb. 3), Bimini (Feb. 10), Victoria (Feb. 11), Portofino II (Feb. 24) and Portofino I (Feb. 25).

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 is easy and convenient to report problems. For non-emergency issues call 954.978.2667.

ODDS AND ENDS... To assist with the traffic flow at the entrance gates, please inform your guests to have their driver's license ready to present to the security guards... Your governing documents require you to park your vehicle in your assigned space. Many residents are parking their vehicles in guests spaces for convenience, causing a shortage of parking for your guests.