

**Unapproved Minutes
Wyndtree Phase V-Village 8 Association, Inc.
Board of Directors Meeting
March 4, 2015**

**@
Allegro Assisted Living Center 1755 East Lake Road, Tarpon Springs, FL 34688
@
7:00 p.m.**

Call to Order and Roll Call

Wynne Black, President, called the meeting to order at 7:02 p.m.

The following directors were present:

Dianne Schultz

Vice-President

Jeannette LaMacchia

Secretary/Treasurer

OLD BUSINESS

1. Minutes of the Previous Meeting

Motion 1: Dianne Schultz motioned to amend to the July 8, 2014 B.O.D. meeting minutes. The motion was seconded by Jeannette LaMacchia & Wynne Black. **Approved.**

- The July 8, 2014 minutes stated: "The Chairman presented a handout of money owed by the Association and discussed problems confronting the Association, including the lack the liability and D&O insurance. A question period ensued."
- The board would like to add: the special assessment of \$60 levied against each Lot, due August 30, 2014 and approved by two-thirds vote, was intended for the purpose of collecting funds to support the above stated problems, including the lack of liability and D&O insurance as well as existing legal costs.

Motion 2: Dianne Schultz motioned to approve the July 8, 2014 revised B.O.D. minutes. Motion seconded by Jeannette LaMacchia & Wynne Black. **Approved.**

Motion 3: Dianne Schultz motioned to approve the November 12, 2014 B.O.D. minutes. Motion seconded by Jeannette LaMacchia & Wynne Black. **Approved.**

2. Financial Reports

The following report was presented/shared and discussed by Jeannette LaMacchia:

- Wyndtree Phase V-Village 8 Association, Inc. Financial Report

3. Delinquency Reports

The following reports were presented/shared and discussed by Jeannette LaMacchia:

- Outstanding Delinquencies as of 3-4-15 (for Phase V-Village 8 only)
- Delinquency Report – Wyndtree Master Association, Inc.

4. Insurance

- Liability and D&O insurance was secured by the board through Auto-Owner Insurance/Barrett Harding Insurance, Inc. 10014 Grove Dr. STE A, Port Richey, FL 34668-3400 for the price of \$896.00. This policy is secured for an annual term and will need to be either renewed or a similar policy purchased through another carrier upon its expiration. **This policy does insure Committee members.**

5. Checking Account

The following report was presented/shared and discussed by Jeannette LaMacchia:

- The Current checking account registrar

NEW BUSINESS

1. Attorney

Motion 4: Dianne Schultz motioned that the board investigate and seek to retain an attorney as well as a CPA to assist in board matters. Motion seconded by Jeannette LaMacchia. **Approved.**

2. CPA

a. Tax-return: It was discussed by the board that to the best of their knowledge the association does not and possibly has not in recent years retained a CPA nor is there proper or current tax documents that have been filed with the state. These actions must be taken immediately in order to be in accordance with state law as well as our declarations and covenants.

b. Non-profit status: We are currently filed with the state as a not for profit association and will need to renew this filing by May 2015. This filing will occur each year and includes a fee.

3. Committees

The board would like to see the formation of committees devised as soon as possible to aid in the legal duties of a board and its committees, therefore the following motions were proposed and approved:

a. Fine Review Committee

- **Motion 5:** Dianne Schultz motioned that the Board of Directors establish a Fine Review Committee that will be charged with the duties set forth in the Florida Statutes 720.305(2)(b)(2). Motion seconded by Wynne Black and Jeannette LaMacchia. **Approved.**

- **Motion 6:** Dianne Schultz motioned that the Fine Review Committee have the additional duties (a) to provide warning, by written notice, to member who are in violation of any of the use restrictions or prohibited activities set forth in the Declaration or the By-Laws, including notice that failure to remedy the violation may result in a Board-determined fine; (b) to provide an opportunity for the member to resolve the issue amicably with the Committee; and (c) if the violation has not been remedied, to notify the Board of the need for further action. Motion seconded by Wynne Black & Jeannette LaMacchia. **Approved.**
- **Motion 7:** Dianne Schultz motioned that the Board of Directors appoint Melinda Fusco, Mitchel Axler and Chiara DeLosh as member of the Fine Review Committee. Motion seconded by Wynne Black & Jeannette LaMacchia. **Approved.**
- **Authority for these motions:** Declaration, Art. II, Section 1 (implied rights of Association); Art. V, Section 4 (implied rights of Association); ByLaws, Art. IX (Committees)(“ ...The Board may appoint other committees as it deems appropriate in carry out the purpose of the Association.”); and FL. Statute 720.305(2)

b. Architectural Committee

- The architectural committee needs members.
- The board, as well as, Jeannette LaMacchia see it best suited that she, a current member of this committee, resign to limit her work load.
- This committee will be charged with the responsibilities of formulating policies and procedures, revising the architectural application as well as other necessary responsibilities which can be outline further upon solidification of its members
- Suzie Klein has expressed interest in joining this committee; the board will be in contact with her.
- Brian Francisco is also currently a member of the committee.

c. Rules and Regulations Committee

- **This committee needs members**
- **The primary duty of this committee will be to provide written warnings**

4. Finance Report

The following reports were presented/shared and discussed by Jeannette LaMacchia:

- Wyndtree Phase V-Village 8 Association, Inc. Statement of Cash Receipts and Expenditures (Year Ending Dec. 31, 2014)
- Wyndtree Phase V-Village 8 Association, Inc. Annual 2015 Budget

- **Motion 8:** Dianne Schultz motions to approve the Wyndtree Phase V-Village 8 Association, Inc. Annual 2015 Budget. Motion was seconded by Wynne Black & Jeannette LaMacchia.
Approved.

5. Board Meeting

a. Annual Assessment: the board will be proposing an annual assessment at the next board meeting in order to balance the 2015 budget and ensure the state statue and legal expectations of association can be met and financially backed.

b. Election of three-year director position: Wynne Black's (current president) one-year Board of Directors term will be expiring as of July 2015 and the board will hold an election to fulfill this vacancy.

c. The board intends to hold an annual meeting (which will require homeowner voting) during the week of June 8, 2015. Proper notification to homeowners will be provided.

6. Open Discussion (3-minutes per speaker)

- One resident has admitted to non payment of the special assessment and feels inadequate information as to the board's actions has been provided; however, this resident has not submitted written request regarding any matters or documents to the board.
- Some residents are concerned with the increase in cost of living pertaining to the proposal for an annual assessment. The board is doing everything in its power to minimize costs and intends to provide as much legal information as possible to demonstrate a necessary and functional budget for this association.
- Some residents are very appreciative of the board's efforts and are concerned about the lack of actions that have been taken in years passed to ensure the association was being running diligently and legally. They would like to see the association be able to correct these issues.

7. Adjournment

Motion was made to adjourn the meeting. Motion was seconded and passed unanimously. The meeting was adjourned at 8:15 p.m.

Transcribed by: Jeannette LaMacchia Approved: _____