

Unapproved Minutes
Wyndtree Phase V – Village 8 Association, Inc.
Board of Directors Meeting
April 15, 2015 @ 7:00 p.m.
@
Trinity College, Trinity FL 34655

Call to Order with Roll Call

Wynne Black, President, called the meeting to order at 7:01 p.m.

The following directors were present:

Dianne Schultz

Vice-President

Jeannette LaMacchia

Secretary/Treasurer

1. Minutes of the Previous Meeting

Motion 1: Dianne Schultz motioned to approve the March 4, 2015 B.O.D. minutes with notations. Motion seconded by Jeannette LaMacchia.

Unanimously approved.

2. Financial Report/Checking Account

The following report was shared and discussed by Jeannette LaMacchia:

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

3. Delinquency Report

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

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

4. Attorney

The board will continue to investigate legal charges further and work to resolve these accounts and will seek to retain a new attorney to assist in board matters that is not associated with the Master's Association.

5. CPA

- 2014 taxes have been filed and the board will wait for a response from the IRS in regards to the past lack of filings.
- Non-Profit annual filing with the state has been completed.

6. Committees:

Architectural Control Committee

- **Motion 2:** Jeannette LaMacchia motioned to dissolve the current Architecture Committee. Motion seconded by Wynne Black.
Unanimously Approved.
- **Motion 3:** Dianne Schultz motioned to establish a new committee, the Architectural Control and Use Restriction Committee (“ACURC”), that will expand the duties of the former architecture committee to include investigations, documentation, and follow-up with the owner of violations

of all use restrictions contained in the Wyndtree Phase V-Village 8 Association's governing documents and the Florida homeowner's association statute (chapter 720). Motion seconded by Jeannette LaMacchia. **Unanimously approved**

Fine Review Committee

- **Motion 4:** Dianne Schultz motioned to rescind the sixth motion from the March 4th B.O.D.'s meeting stating 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. **Unanimously Approved.**

Working Group on revising DCCR and By-Laws

Membership will be fluid. Those with knowledge of DCCR and By-Laws are encouraged to help.

7. Annual Meeting

- Annual meeting will be held **June 10, 2015 @ 7:00 p.m. at the Trinity College, Trinity, FL** in the Chapel located on the second floor.
- Notice of Intent must be mailed by May 4, 2015
 - Letter of Suspension /Delinquency List
 - **Motion 5:** Dianne Schultz motioned to approve the issuance of letters suspending voting rights of those owners more than 90 days delinquent in paying assessments to Wyndtree Master Association and Wyndtree Phase V-Village 8 Assoc.,Inc. Motions seconded by Wynne Black. **Unanimously Approved.**
 - **A list of homeowners who are more than 90 days delinquent to the Master and/or Wyndtree Phase V-Village 8 Assoc., Inc. was given to the members of the board by Jeannette LaMacchia for review. These homeowners will be issued a letter suspending their right to vote.**

8. New Business:

Committees – Nomination Committee

- **Motion 6:** Jeannette LaMacchia motioned to establish a new committee, the Nominating committee, the members of this committee must be a current director and one member cannot be a current director, officer, or employee of the Wyndtree Phase V-Village 8 Assoc., Inc. Motion seconded by Dianne Schultz. **Unanimously Approved.**
- **This committee is required by the by-laws of the association**
- **The committee is to be named before each annual meeting**

- **Its terms of service will begin from the end of each annual meeting to the end of the next annual meeting**
 - **The board appoints Dianne Schultz to this committee effective immediately following this meeting and they will complete their service at the end of the 2016 annual meeting.**

- BOD Meetings (Ex; Standardized 2nd Thursday, 5x)
 - **Motion 7:** Dianne Schultz motioned that the Board of Directors will meet a minimum of 5 times a year. Seconded by Wynne Black. **Unanimously Approved.**

- Rules of Order

The board would like to establish rules of order during all board meetings. The board procedures at all annual and special meetings of the membership of the association shall be guided by one of the two latest editions of Robert's Rules of Order Newly Revised.

- Interest Rate on Past Dues
 - **Motion 8:** Dianne Schultz motioned that any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate allowed by Florida law per annum. The current highest allowable rate of interest for loans less than \$500,000 is currently 18%. Motion seconded by Jeannette LaMacchia. **Unanimously Approved.**
- Website
 - The website has been updated by Chiara DeLosh and includes Board of Directors minutes, Master and Glenfield Association Declarations and By-laws, and is a work in progress but will continue to be updated, improved and will hold necessary documents available to the community.
 - **Motion 9:** Dianne Schultz motioned that the board will maintain and update the website at all times and keep it current with necessary and pertinent documents to the association's members. Seconded by Wynne Black. **Unanimously Approved.**
- Mailing Address of Association Established

This has been set up and established at the UPS store, located within the Chelsea Place Shopping Center: 1324 Seven Springs Blvd. #144, New Port Richey, FL 34655

9. Adjournment

Motion was made by Wynne Black to adjourn the meeting. Motion was seconded by Dianne Schultz and passed unanimously. The meeting was adjourned at 7:59 p.m.

Transcribed: by Jeannette LaMacchia

Approved: _____