

Unapproved Minutes
Wyndtree Phase V – Village 8 Association, Inc.
Board of Directors Meeting
May 14, 2015
@
Trinity College, Trinity FL 34655
@
7 p.m.

Call to Order and Roll Call

Dianne Schultz, Vice President, called the meeting to order at 7:01 p.m.

The following directors were present:

Jeannette LaMacchia

Secretary/Treasurer

Guest Speaker Anne M. Malley, P.A.

Areas of Practice: Community Association Law /Real Estate Bar Admissions Florida, 1996

- **Ms. Malley discussed current questions and concerns of the association and explained her firm's available services that she can provide to Glenfield HOA.**

Anne M. Malley attended the University of Illinois (Chicago) earning a Baccalaureate degree in Criminal Justice in 1987. Ms. Malley graduated from the John Marshall Law School in Chicago in June 1995 and was admitted to the Florida Bar in February, 1996. From 1996 through 2008 Anne represented national mortgage lenders and servicers in the area of creditors' rights and collections, including residential mortgage foreclosures. Ms. Malley has represented community associations as general corporate counsel, drafting and amending governing documents of the associations, covenant enforcement and collections throughout the Tampa Bay area since 2004. Ms. Malley also offers representation of creditors' bankruptcy matters in all three districts of Florida, evictions, real estate closings and title insurance.

- **Attorney was questioned by the Board extensively with regard to fees for hourly work, retainer fees and expected project costs. Her experience with certain situations and approach to homeowner concerns was also discussed.**

OLD BUSINESS

1. Minutes of the Previous Meeting

Motion 1: Jeannette LaMacchia motioned to approve the April 15, 2015 B.O.D. minutes. Motion seconded by Dianne Schultz. **Approved.**

2. Financial Report/Checking Account

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

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

3. Delinquency Report

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

- Outstanding Delinquencies as of 5.4.15 (for Wyndtree Phase V-Village 8 Association, Inc.)
 - No new 90 day past dues to report.
 - No new Suspensions to report.

The following was presented/shared and discussed by Jeannette LaMacchia: and open to floor discussion.

- Delinquency outstanding for (Wyndtree Master Association, Inc.)
- Delinquency outstanding with (Rabin Parker, P.A.)

- Additional Contact attempts made of returned mail for annual packet.

4. Attorney: Q & A - Anne Malley

The floor was opened to members with questions for the Attorney Speaker. Members discussed the dismissal of setting up future appointments for additional attorney interviews-approved. Members were impressed with Ms. Malley and requested to have her selected as new attorney.

5. CPA

- 2014 Taxes Filed with IRS.
- Decision agreed to waive appointment until response from IRS.

6. Committees

Fine Review Committee

- Announced resignation of Malinda Fusco
- Presentation of (FRC PPP) made by Mitchel Axler committee member

Architectural Control and Use Restriction Committee

- Appointment of Malinda Fusco and Bob Fine
- Discussion of future open workshop shared by Dianne Schultz

Nominating Committee

- Appointment of Jan Fine

7. Annual Meeting – will be held June 10, 2015 @ 7:00 p.m.

- Confirmed Meeting location Trinity College, Trinity FL Chapel/Library bldg. 2nd Floor.
- Confirmed Annual Meeting Packet Forms available on website
- Importance of a Quorum discussed by Dianne Schultz
- Informed of Two minute allowance of presentation by candidates
- Members allowed timed 15 minutes Q & A of candidates

8. New Business

(30) days CD. Approved

Motion# 2: Jeannette LaMacchia motioned - Any committee member who is delinquent for more than ninety ~~(90)~~ days in paying any monetary obligation owed to the association, including assessments owed to the Wyndtree Master Association, shall be barred from serving on any committee. If the member is already serving on a committee, that member shall be dismissed from committee service. Motion seconded by Dianne Schultz. **Approved.**

Resolution #1 – Advanced (Resolution 1 regarding the Fine Review Committee’s Purpose, Procedures, and Policies) by Dianne Schultz. Read aloud Exhibit A. PPP attached. seconded by Jeannette LaMacchia. **Approved.**

Resolution #2 – Advanced (Resolution 2 regarding Estoppel Certificates) by Jeannette LaMacchia Read aloud seconded by Dianne Schultz. **Approved.**

No Other New Business

9. Home Owners Questions – 3 minutes per speaker

Open discussion held regarding Attorney Appointment and Elections at Annual meeting.

10. Adjournment

Motion was made to adjourn the meeting. Motion was seconded and passed unanimously. The meeting was adjourned at 8:36 p.m.

Transcribed by: Chiara DeLosh Approved: 8.13.15 D.Schultz