

**WYNDTREE PHASE V-VILLAGE 8 ASSOCIATION, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING OF SEPTEMBER 7, 2016  
HELD AT TRINITY MEDICAL CENTER, TRINITY, FL 34655**

**CALL TO ORDER WITH ROLL CALL:** Dianne Schultz, President, called the meeting to order at 7:02 pm. Mitchel Axler, Secretary of the Board, was also present. Recording Secretary for this meeting will be: Mitchel Axler.

- 1. ESTABLISHMENT OF QUORUM:** Present: Dianne Schultz, President and Treasurer; Mitchel Axler, Secretary. Two of the three Board members being present, a quorum is obtained.
- 2. PROOF OF NOTICE OF MEETING:** Signs were posted in the community on the morning of September 5, 2016.
- 3. APPROVAL OF MINUTES:** The minutes of the May 12, 2016 meeting of the Board and the minutes of the June 23, 2016 organizational meeting of the Board were approved by motion made by Mitchel Axler and seconded by Dianne Schultz. Motion unanimously approved.
- 4. FINANCIAL REPORT/CHECKING ACCOUNT:** Monies on hand: \$9,338.00
- 5. DELINQUENCY REPORT:** Four members of Glenfield are, collectively, delinquent \$2,925 to the Wyndtree Master Association. Sixteen members of Glenfield are delinquent, collectively, \$2,032 to Glenfield itself.

**COMMITTEE REPORTS AND APPROVALS:**

**A. ACURC REPORT BY MITCHEL AXLER:**

**VIOLATION NOTICES:** Lot #1 (storage); Lot #1 (three different vehicle violations) Lot #11 (trimming); Lot #17 (dirt and mold on siding; storage violation); Lot #20 (dirt and mold on siding; vehicle violation; storage violation); Lot #21 (dirt and mold on siding; vehicle violation); Lot #24 (vehicle violation); Lot #27 (lawn and vehicle violation); Lot #31 (vehicle violation); Lot #34 (storage violation); Lot #36 (vehicle violation); Lot #37 (vehicle violation); Lot # 38 (storage violation; lawn violation) Lot #44 (storage violation); Lot #47 (lawn violation; paint violation); Lot #49 (storage violation); Lot #60 (exterior door violation)

**MOTION:** Dianne Schultz moved that all of these first violation notices be approved, seconded by Mitchel Axler. Motion approved unanimously.

**FINE LETTER:**

**MOTION:** Mitchel Axler moved that a fine letter be issued to the owners of Lot #6 for their failure to respond to violation notices and their failure to remedy their violation of the Lot Upkeep use restriction, Motion seconded by Dianne Schultz. The motion passed unanimously.

**IMPROVEMENT REQUESTS MADE TO ACURC:** Lot #3 (fencing); Lot #21 (tree removal, resod); Lot #27 (resod); Lot #47 (lawn plantings; paint touch-up); Lot #58 (replace broken wood fence with PVC fence).

**MOTION ON IMPROVEMENT REQUESTS:** Mitchel Axler moved that all of the improvement requests be approved; seconded by Dianne Schultz. Motion passed unanimously.

**FINE REVIEW COMMITTEE:** The Board announced the resignations of Mitchel Axler and Sandy Verstappen. Appointed Michael Breugger Chairperson of the committee. The next committee hearing date will be October 5.

#### **6. OLD BUSINESS:**

**A. Organizing the Rules and Regulations Advisory Committee:** The purpose of the committee will be to suggest to the Board various rules and regulations that will clarify present use restrictions and bring them up to date. Our present use restrictions were first devised in 1994.

**MOTION:** Mitchel Axler moved that the Board create a Rules and Regulations Advisory Committee; second by Dianne Schultz. Motion approved unanimously.

**B. Update on negotiations with the Wyndtree Master Association and the next meeting of the Board of the Master Association (September 15, Trinity Medical Center).**

**C. Establishment of a Welcome Committee to introduce new owners and renters within Glenfield to our community, how they can obtain information and assistance, and our use restrictions. Members appointed: Jeannette LaMacchia; Betty Bunnell; and Jan Fine.**

**MOTION:** Mitchel Axler moved that the Welcome Committee be established and that Jeannette LaMacchia, Betty Bunnell, and Jan Fine be approved as members; seconded by Dianne Schultz. The motion was approved unanimously.

#### **D. Nominating Committee:**

**MOTION:** Dianne Schultz moved that Mitchel Axler be the Board member to serve upon this committee; seconded by Mitchel Axler. Motion approved unanimously.

#### **7. NEW BUSINESS:**

A. Budget: Meetings will be held so that the Board may create a budget for the 2017 fiscal year by the end of the present fiscal year (December 31, 2016).

B. Dianne Schultz announced that the Board has hired a bookkeeper to assist in record-keeping, preparation of financial reports, tracking delinquencies, and assisting the Board's attorney in preparing ledgers for liens, estoppel certificates, and the like.

C. Michael Breugger, Professional Engineer (P.E.) and long-standing member of our Glenfield community, made an impressive presentation on the Duck Slough watershed (the watershed within which most of Glenfield lies), present conditions within the watershed, his investigation of possible causes of the increasing street flooding within Glenfield, and possible solutions or ways of ameliorating the problems. The Board expresses its thanks to Michael for the time and effort he expended in assisting our community's understanding of these important issues.

8. HOMEOWNER COMMENTS: Three minutes per speaker.

9: MOTION TO ADJOURN: Motion to adjourn made by Mitchel Axler, seconded by Dianne Schultz. Motion approved unanimously.  
Meeting adjourned at 8:34 pm.

Minutes by Mitchel Axler, Secretary of the Board of Directors

Approved *Dianne Schultz*

Date: *January 11, 2017*