

WYNDHAM VILLAGE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 13<sup>th</sup>, 2011 7:00 PM

Location: Madison Green Clubhouse

MEETING MINUTES

**1. DETERMINATION OF A QUORUM:**

Directors Present: Josie Melnick, Anthony Moore were Present. Maggie Zeller was absent.

Bristol Management: Nicole Montalvo, LCAM

Special Guest Speaker: Scott Armand

**2. CALL TO ORDER:** A quorum being present, Josie convened the meeting at 7:00 P.M.

**3. PROOF OF NOTICE:** Ms. Montalvo reported that notice was posted at the entry to the community in accordance with FL Statute 720.

**4. MINUTE APPROVAL:** The directors reviewed the draft meeting minutes. Anthony made a motion to approve the minutes of the September 28<sup>th</sup>, 2010 and November 30<sup>th</sup>, 2010 meetings. The motion was seconded by Josie and passed unanimously.

5. The directors reviewed landscape proposals from Grandscape, Wooden Shoe, and Armand Professional. Scott Armand went over his bid and drawing with the directors. Josie made a motion to approve the bid from Armand Professional. The motion was seconded by Anthony and passed unanimously.

6. The directors were provided with landscape maintenance specifications for a new Landscape maintenance contract. The directors agreed that the specifications were appropriate and instructed management to obtain bids from High Standards and Armand Professional.

7. Discussion was held regarding Associations Legal Council. Management provided a comparison report for several different law firms for the director's review. Discussion was held regarding the delayed payment plan with the current attorney and how there could be a large bill to transfer the accounts. Further discussion was held regarding the services provided and the monthly reports that would be submitted. A motion was made by Anthony to approve Ryan Copple as Association's legal council. The motion was seconded by Josie and passed unanimously.

8. Discussion was held regarding the Master Foreclosure Plan. The plan is not completely developed yet so the Directors will await further information from the Master Association before deciding whether to participate or not.

9. Discussion was held regarding the need for a fining committee. It was noted that a resident of the community, Ozvany Fernandez has stepped forward and would like to chair the fining committee. A motion was made by Josie to appoint Ozvany as the chairperson of the fining committee. The motion was seconded by Anthony and passed unanimously. Ozvany's first duty will be to find two other homeowner volunteers to serve with him.

10. Open discussion was held amongst the Board. No residents were present.

11. A motion was made by Josie to adjourn the meeting at 8:10 P.M. The motion was seconded by Anthony. The motion passed unanimously.

Respectfully Submitted:

Nicole Montalvo, LCAM  
Bristol Management Services, Inc.