

Wyndham Club Board Meeting Minutes

May 12, 2009

Call to order: 6:47 PM

Meeting adjourned: 7:35 PM

Attendees:

Board of Directors Present: Jason, Wally, Sharon

Hillcrest Property Management Associates: Gayle, Michael

1. Roll call
 - Jason – Member at Large -- Present
 - Wally – Secretary -- Present
 - Sharon – President – Present
 - Derek – Treasurer – not present
 - David – Member at Large – not present
2. Approval of February 9, 2009 minutes
 - Motion to approve: Jason
 - Seconded by: Sharon
3. President's Report
 - Indoor Pool Project: requests for proposals for dehumidifier / air flow system out to HVAC contractors
 - San Tropai Easement Agreement: parties have agreed to use 3rd party, Rowell Incorporated, to manage the easement. Contract still under negotiation & is expected to be executed in coming weeks
 - Parking Lot Project: on hold until pricing for Indoor Pool Project complete
4. Approved financial statements (thru April 2009)
 - Motion to approve: Sharon
 - Seconded by: Wally
5. Management Report
 - Board ratified approval to increase security patrol from 40 hours per month to 50 hours per month
 - Motion to approve: Sharon
 - Seconded by: Wally

- Board ratified approval to hire Rick Ockerlund to review the proposals for the indoor pool dehumidifier and to provide a Request for Proposal to make the repairs to the walls in the indoor pool area
 - Motion to approve: Jason
 - Seconded by: Sharon
- Board ratified decision made at Executive Session held for dog hearing
 - Motion to approve: Jason
 - Seconded by: Sharon
- Board ratified decision to terminate Larry Panokin
 - Motion to approve: Sharon
 - Seconded by: Jason
- Management reports that the outdoor pool has been readied for the summer. The County Inspector will be out during the month of May, with the Village inspection scheduled June 8, 2009. Maintenance installed a larger chlorinator for the outdoor pool. This will help alleviate the problems experienced on the weekends with the chlorine and should help reduce expenditures for pool chemicals.

6. Open Floor

7. New Business

- Management will post on everyone's doors, the new pool rules for the 2009 season
- Management will follow up with Maid Brigade for revised proposal for cleaning in the summer months
- Motion to approve new DVR system:

New unit:	\$1,785.00
Less trade-in:	(\$900.00)
Plus labor:	\$95.00
Cost:	\$980.00

- Motion to approve: Jason
- Seconded by: Sharon

8. Old Business

- Maintenance will continue to repair potholes