WYNBROOKE HOMEOWNERS ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS
August 27, 2024

I. **Call to Order**
Mr. Galluccio called the meeting to order at 9:35 A.M.

II. **Establishment of Quorum**
Members present were Joe Galluccio, Gail Addenbrooke, Marion Keeble, Curtis Gray, and Vincent Price.

Members not in attendance were Mike Butryn.

Representing FirstService Residential was Lori Turner, Community Manager, and Abigail Embry, Assistant Community Manager.

III. **Prayer**
The prayer was led by Mr. Galluccio.

IV. **Pledge of Allegiance**
The Pledge of Allegiance was led by Mr. Galluccio.

V. **Consent Agenda**
Upon a motion made by Ms. Keeble, seconded by Mr. Price, and unanimously approved, it was:

MOVED: To accept the Consent Agenda for the ratification of adopting the Meeting Minutes from July 30, 2024.

VI. **Reports**

a. President's Report
- The Welcoming Committee will meet with FirstService Residential and Residents. This will be offered to new homeowners to help answer questions they may have.
- There has been no commitment to McGriff for insurance as of yet.
- The Sounding Board has been eliminated. The Board advised it is very hard to gain new members. If homeowners would like information, it is recommended to go on the Connect Portal or reach out to FirstService Residential's Resident Support Services. RSS (Resident Support Services) is open twenty-four-seven (24/7) to all homeowners.

- The CC&R's will be reviewed by the Association's Attorney to make sure all are in legal standing.
- Dan and/or Jackie will present information to the Board as changes are made. Residents will also be able to review and input their opinions forth. The Board advised no replies will be given to anyone who reaches out directly to Dan and/or Jackie. All suggestions are to be forwarded to Lori Turner, the Community Manager.
- After reviewing the ACC files, it has been brought to the Board and FirstService Residential's attention that some work has been completed without appropriate approval. Each case will be reviewed by the Board and FirstService Residential will send letters to request prior approval.

b. Financial Report - Gail Addenbrooke
Financials were not discussed.

VII. Old Business

a. New Landscapers

- Landscapers have been on-site working for about two (2) weeks and have received several compliments. The shrubs will be started once the Landscapers are able to catch up on work left by the previous Landscapers.

b. Painting of Columns

- Painting of the units in the Knowsleys and Windsors does not have a confirmed date and time as of right now. Three (3) bids have gone out and two (2) have come back. Owners were advised that someone will be walking through the back of the units to gather an estimate. This project will be completed over the next two (2) years. Mr. Galluccio advised he has around seven (7) estimates for painting, concrete work, etc.

c. Community Calendar

Lori Turner advised that she is working on the community calendar.

d. Parking Guidelines

- Ed Oskandy did all the leg work; Ms. Addenbrooke advised that there is an issue with renters, it would be better to have all the work done at once. The Board will not implement anything that was previously discussed as it will be completed altogether.

VIII. New Business

a. Annual Meeting - November 6th, 2024

The Annual Meeting will be held November 6th, 2024. If a quorum is not met, there are things that can be done to meet a quorum. Lori is speaking with the Association's Attorney as to whether electronic proxies are allowed.

IX. Homeowner Forum

- **Linda:** Very happy with the landscaper as someone new was needed. Lives on an end unit and advised it was unsightly. The Board advised that everything that needs to be painted will be painted over the next two (2) years.
- Dana: When it comes to the outside rules that are being debated, when was the deadline? Lori Turner advised it is October 15th after the Community Yard Sale. Dana: While I understand the theory behind allowing a certain amount of items outside my house, I cannot imagine the things I have now being gone. Lori and the Board advised that everyone is to be treated the same and fair. All rules have to be enforced for everyone.
- Woods: There are people who cleared out 14 feet and put rocks down and made it an eye-sore, they should be fined for that. Lori Turner stated it is being addressed according to the Governing Documents.
- 1053 Williston Loop: When and where can we get the sticker for no chemical spray? Lori advised she had them with her.
- 916 Williston Loop: Joe and Mike looked at the drain under the sidewalk. The Board advised Rick Young is going to come out and fix the drain.
- Jim: If work is completed without an ARC, what are the consequences? The Board advised a fine of $500 is automatic and will be sent. The Board can also have the homeowner pay to have the modification removed.

The Homeowner session was closed at 10:42 A.M.

X. Executive Session

Upon a motion made by Ms. Addenbrooke, seconded by Mr. Price and unanimously approved, it was:

MOVED: To enter into an Executive Session.

Delinquencies and violations were discussed in the Executive Session.

Upon a motion made by Ms. Addenbrooke, seconded by Mr. Price and unanimously approved, it was:

MOVED: To exit the Executive Session.

XI. Adjournment

Upon a motion made by Mr. Galluccio, seconded by Ms. Addenbrooke and unanimously approved, it was:

MOVED: To adjourn the meeting at 11:36 A.M.

Michael Burleyn