WYNBROOKE HOMEOWNERS ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS
September 24, 2024

I. **Call to Order**
Mr. Butryn called the meeting to order at 9:33 A.M.

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

Members not present were Vincent Price.

Representing FirstService Residential was Jessie Lewis, Community Manager and Macey Imming, 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 Mr. Galluccio, seconded by Ms. Keeble, and unanimously approved, it was:

MOVED: To accept the Consent Agenda for the ratification of adopting the Meeting Minutes from August 27, 2024.

VI. **Reports**

a. President's Report – Mike Butryn
Mr. Butryn thanked everyone for well wishes following his recent surgery. He addressed the upcoming proposed Covenants changes. Mr. Butryn explained the current Covenants can be very ambiguous along with being very restrictive. He noted the committee and Board received input from two attorneys and input from the community for these proposed changes.

b. Vice President's Report – Joe Galluccio
Mr. Galluccio addressed the solar tube issue. He advised he and Mr. Butryn went to Code Enforcement to obtain additional information on the "built as" for the units. The County advised the plans do not exist, they were built too early and not digitalized. He noted per the Covenants, any duct work is responsibility of the

owner. Along with this, he also checked the reserve study and they are not mentioned there. The Board has determined they cannot approve replacement of solar tubes due to inconclusive evidence. Mr. Gallucio also mentioned attic fans need to be checked to see if they are working properly as they could negatively affect the roofs.

c. Financial Report - See Attached

VII. Old Business

a. **New Landscapers –** Mr. Galluccio stated the Board went from receiving negative comments every week regarding landscaping to now receiving positive comments every week. The landscaping is looking really good. The landscapers are still working through each section for shrub pruning. Mr. Galluccio stays in constant communication with the landscape team.

b. **Irrigation-** Mr. Butryn stated this is an ongoing problem the Board is addressing. They still have several sections where the decoder boxes are not functioning. The Board will be meeting with Conserva to get an idea of how much of the entire system has been replaced. This started several years ago and at this point now, they cannot back at, it has to be seen through. He confirmed the filter at pond feeds irrigation so the water is recycled. Mr. Butryn noted good news, the pond water is getting better and cleaner.

c. **Parking Guidelines-** Mr.Butryn advised the guidelines are at the attorney for review and they should be completed by the end of this week.

d. **Roof Leaks/Repairs-** Mr. Butryn advised several roof leaks have recently occurred. He noted there was a discrepancy with Baker roofing and the warranty might be voided. Ms. Lewis advised Baker roofing will be out to inspect the roof and advise on what they will honor, if they will honor anything. The Board verified per the master insurance, H06 should be responsible for interior repairs. The HOA is responsible for repairing roof issues.

e. **Annual Meeting-** The Annual meeting will be held November 6th, 2024.

VIII. New Business

a. **Presentation for CC&R Changes-** Jackie presented the proposed changes for the CC&R's and the community members present, discussed.

b. **2025 Projects**

   i. **Painting-** The Board and Management Team are working on getting bids for pillars and gables. This project will be discussed in the 2025 budget.

   ii. **Tree Trimming-** The Board and Management Team are working on getting bids for tree trimming. This project will be discussed in the 2025 budget.

   iii. **Concrete Repairs-** The Board received confirmation the sidewalks are owned by the Association. Therefore they will be obtaining quotes for concrete repairs to be addressed next year.

IX. Homeowner Forum

- Owner questioned if satellite dishes are allowed. Mr. Butryn advised that they are allowed but the most have ARC approval before being installed.
- Owner questioned if Terminix was ever requested by the previous manager. Owner stated she would like to know when this will be scheduled. Ms. Addenbrooke advised she will reach out to them and get an answer for this owner today.
- Owner stated a lot of people have complied with removing the bird feeders to help with the geese but a lot still have them up. The Board agreed with this assessment.
- Owner stated there is a blue truck with oil spilling all over the driveway. The Board advised they are addressing this with the owner.
- Owner questioned when there is an issue with a unit and it's a rental does FirstService notify the county about units that are rented. Ms. Lewis advised the management company does not notify the county about this. Owner would like to see the Board crack down on discovering what units are rented within the community.
- Owner questioned what is going on with the rat problem. Mr. Galluccio advised that multiple owners are still feeding the animals which is causing this issue. The Board plans to reach out to the pest control company to advise on what other options may be available.
- The Board advised they are very happy with Ms. Lewis response time to the Board. Ms. Addenbrooke stated she has been wonderful.
- Owner stated there is a big rat hole that is getting bigger by the pool. Mr. Gallucio will work with the landscapers and/or pest control to address this issue.

The Homeowner session was closed at 11:02 A.M.

X. Executive Session

Upon a motion made by Ms. Addenbrooke, seconded by Mr. Galluccio 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. Galluccio 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 12:30 P.M.

Michael Butryn