

Wynndemere Home Owners Association, Inc.
May 29, 2024 Board of Trustees Meeting

Topic	Discussion Summary	Action	Responsible	Due Date
Meeting called to order	<p>WHOA Board of Trustees meeting called to order at 10:00 am on Wednesday May 29, 2024 by Chris Gibson, Vice President</p> <p>All present Christine Gibson, Donna Malkentzos, Tom Benjamin, Ron Jost, and Naomi Tomlin.</p>	Call to order	Chris Gibson	5/29/24
Reading of minutes	<p>All members received October 25, 2023 WHOA Board of Trustees meeting minutes via email for review and approval.</p> <p>Motion to accept as written was made by Chris Gibson and second by Donna Malkentzos. All in favor.</p>	Motion carried	Naomi Tomlin	5/29/24
Budget review	<p>Reviewed 2024 budget. On track so far. A surplus from last year water line item. May need to move to snow/storm line item just in case.</p> <p>Continue to monitor.</p>	Monitor	Chris Gibson	5/29/24
Homes for sale	<p>21 out of 62 original homeowners remain.</p> <p>25, 26, 60 and 84 sold between October 2023 and May 2024.</p> <p>78 is for sale and 38 may be under contract</p>	Monitor	Chris Gibson	5/29/24

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Trees	<p>Trees in back of #4, 6, 8, 9, 10, 26, 90 are in poor condition. May need to be trimmed and/or removed.</p> <p>Some Leyland's are dying. Will have them removed. Will meet with Township to determine the need to replace and what would be appropriate replacements. Looking at new plantings in other areas throughout the Township may have more options.</p> <p>Front trees scheduled to be removed 32, 34, 35 and possibly a few more. WHOA will pay for removal however the homeowner will pay for replacement and be responsible for maintenance.</p>	Monitor	Chris Gibson	5/29/24
Notices	Resident survey and board elections notices to be mailed in June 2024.	Mailing	Naomi Tomlin	6/15/24
Mailboxes	Nearly all mailboxes have been replaced with the exception of three. Replacements have been purchased and stored in Lew Gibson's garage.		Chris Gibson	5/29/24
Adjoining property	<p>Muscle World is still up for sale. The boats were at Osborn's again, code enforcement sent. Boats are now gone however trash and abandon items remain.</p> <p>Carriage Lane and Dias Creek property has shipping container, chemical trailer stored on the property. Discussed with Rachel Shepard at Zoning office. Not much can be done at this point. Will continue to monitor.</p>	Monitor	Chris Gibson	5/29/24

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Goal	Board members to walk around the community in August to encourage attendance at the annual meeting, meet new neighbors, etc.		Board Members	8/15/24
Social committee	Discussed the possibility of the board members having designated community members that they will place a phone call on your birthday, a card sometime in your birthday month, or just call to say hi, death notices, vacations (inform your neighbor if possible).	Coordinate	Ron Jost	08/15/24
Handouts	Ron Jost brought information regarding different types of scams. Also, information regarding CONTACT Cape Atlantic. Reviewed these items with the Board. These items will be placed on the website.	Website	Naomi Tomlin	07/15/24
Speed	The speed limit is 15 mph however delivery trucks are continuously driving fast through the community. Some community members and visitors are also speeding. Discussed the possibility of getting a camera to monitor. In the meantime, a letter with reminders will be composed by Chris Gibson and sent to community members.	Letter Camera information	Chris Gibson Naomi Tomlin	07/15/24
Wynndemere sign	The sign needs to be repainted. Will get price quote from Signworks (they repainted last time) for repainting. Will also get a few color choices as well.	Price quote Design style	Naomi Tomlin	7/15/24

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Meeting closed	Next meeting scheduled for July to be determined. Motion to adjourn Board of Trustee meeting at 11:40 am made by Ron Jost with a second by Donna Malkentzos. All in favor.	Motion carried	Chris Gibson	5/29/24