

WingHaven Residential Owners Association Board of Directors Meeting – Jan. 15, 2018

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Jan. 15, 2018 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Ken Albridge, Mike Bronowicz, Bill Halley, Patrick Bowen and Yvonne Wilson. Also present were Barbara Murray and Ingrid Schaeffer from CMA and Attorney Todd J. Billy. Director Michelle Wilson was excused due to a family medical emergency.

Call to Order

The meeting was called to order by Director/Treasurer Ken Albridge at 6:00 p.m. This was followed by the Pledge of Allegiance.

Agenda

An addition was made to the agenda...Renee Church will be introduced as the new voting member for Boardwalk Meadows. A motion was made by Director Bronowicz to accept the agenda with the addition. It was seconded by Director Bowen and approved by all.

Meeting Minutes

A motion was made by Director Halley to accept the minutes from the meeting held on Nov. 20, 2017. It was seconded by Director Bronowicz and approved by all.

President's Comments

Vice President Michelle Wilson was called away to handle a family medical emergency and Treasurer Ken Albridge took over the Board meeting. He welcomed the voting members and residents attending the meeting. Director Albridge then reviewed the three page handout given to all attendees which answered concerns and questions raised on the social media website "Next Door WingHaven". By his review, Director Albridge re-enforced the Board's integrity, honesty, and commitment to the WingHaven community. A copy of the handout may be obtained by calling CMA at 314-878-0025, ext. 108. Please leave your information on the answer machine if Ingrid is not available.

Election of Board Members for Group 3, 4, and 5

The voting members for the three groups presented their ballots to CMA prior to the beginning of the regular meeting. Bill Halley (Group 3), Michelle Wilson (Group 4) and Yvonne Wilson (Group 5) all ran for re-election for Directors of their groups. CMA announced that all three were re-elected.

Renee Church – new voting member

Motion – Patrick Bowen made a motion to nominate Renee Church as the new voting member for Boardwalk Meadows. Bill Halley seconded the motion and it was approved by all. Welcome Renee.

Resident Q & A Session

Question 1: What is the correct format to address the Board regarding the budget issues versus social media?

Answer: The Board's policy is not to respond on social media. If there are questions, residents need to contact CMA first. If CMA is unable to answer the question, they will in turn, contact a Board member, who will get in touch with the resident, discuss the problem or set up a meeting. The resident may also attend one of the monthly meetings, sign in with a question before the meeting, and have it answered during the meeting.

Question/Comment 2: A resident wanted to comment on the reasons she and her family moved to WingHaven!

Answer: Since moving to WingHaven, she and her family have been very pleased with the community and stated that it has been a positive experience, not the negativity that has been portrayed on social media.

Treasurer's Report

Director Albridge report that our total income for 2017 was \$557.2K with total expenditures of \$544.6K, leaving us with a \$12.6K surplus for fiscal year 2017. The alley budget ended the year with a \$17.9K surplus because we have had no major snowstorms through the end of the year. Administrative expenses are \$8K under budget. Electricity came in under budget for the year. Water ended the year \$2K under budget. Community Events enlist sponsors to support their monthly events. Maintenance had no expenses in Dec. for 2017. With ash tree project expenses and a monument project in 2017, grounds came in \$4K over budget. Parks and Gardens had no new expenses this month. There is one more tot lot that will be getting lighting this spring. In 2017, the alleys ran a \$17.9K surplus with weather being the determining factor....very little snow. We continue to look forward to a good 2018 for WingHaven. As always, any questions can be emailed to Director Albridge. His email can be found on the WingHaven website at ... www.wroa.info.

Committee Reports

WingHaven Events – the winter pub crawl will be held on Jan. 27, 2018. Please consult the WROA website for more details.... www.wroa.info

Architectural – Director Albridge announced that Director Halley will be taking over for him as Chairman beginning immediately. There was one request and the committee approved the request.

Grounds – Director Albridge called on Terry Runyon to give us an update on what his company does for WROA and also Master Association. Terry stated there are usually men from his company working throughout the community every week, either for WROA or Master Assn., keeping all areas clean and presentable. In the spring, WROA will again review the Ash Tree bore problem/damage and decide on the removal and replacement of the dead trees.

Beautification – Master Association has someone who checks their grounds, at least once a week, picking up trash, broken branches, etc.

Management Report

Twenty four violation letters were sent out since the last meeting. Seventeen residents are with the attorney. Total fees that have been collected in 2017 from prior years is \$31,750.

Unfinished Business – none

Voting Members - Open Discussion

Director Albridge opened the meeting to questions from the residents and voting members attending this meeting. He wanted to complete the Board meeting before the Board members began fielding questions from the residents, regarding postings that were put on the social media “Nextdoor WingHaven” by present owners within the WingHaven community.

Residents asked several questions.... how do they find out about zoning within the WingHaven community---how can they get notification on what can be done in their village---who fixes sidewalk that have been lifted by roots from trees---why is there no median between Bay Hill Village and Fairway Green Dr.---who fixes trees that have splitting bark--- who is responsible for tree and fence damage done by accidents on WingHaven Blvd--- who reports yards/homes along Fairway Green Dr. that are in disrepair --- who is responsible for snow removal on streets/sidewalks--- how come so much money is being spent on neighborhood monuments--- how do homeowners get trash cans placed at all the tot lots? Director Albridge and CMA were able to answer all questions to the satisfaction of the residents that were present. The Board and CMA repeatedly stated that if problems do arise or there are any questions, please call CMA, our management group at 314-878-0025, ext. 108 (Ingrid). If she is not available, please **leave your information** so she can call you back. **She can’t help you if she does not know who called!!**

Adjourn

A motion was made by Director Bronowicz to adjourn the meeting at 7:09 p.m. It was seconded by Director Halley and approved by all. The next meeting will be held on February 19, 2018 at 6:00 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary