

Wyndham Lakes

Town-Hall

June 23, 2024

AGENDA

1. Updated Contacts
2. Committees
3. Pool Updates
4. First Month Recap
5. Recent / Upcoming /
 Needed Repairs
6. Current Financials
7. Splash Meeting Details
8. Expense / Maintenance
 Planning
9. Goals
10. Work Days
11. Q&A
12. Cookout

New Contacts

BOD.WLHoa@gmail.com

WL.Hoa.Message@gmail.com

New Facebook Page

Wyndham Lakes HOA -> W/L news, events, communications

Wyndham Lake Community Discussion -> between homeowners

New Committees

Community Engagement

Newsletter
Social & Welcome
Facebook, Website & Social Media



Chair: Brandon Huber
Joyce Beadles
Ashley Johnson
Charlene Huber

Recreation Committee

Pool
Clubhouse
Tennis Courts
Lake
Community Areas



Chair: Brandon Huber
Maria Randolph
Pat Hughes
Kevin Krueger
Joe Jackson

**Volunteers
Welcome
& Needed!**

2024 Planned Events

- July 4th – Kids Parade
 - Glow-sticks & cupcakes for the kids!
- July 28th – Back-to-School Party
 - Ice Cream Social
- Potential Dog Pool Day (last day pool is open)
- More to come!! Give us your ideas!! (Ashley Johnson)

Finance Committee

- Created to assist BOD & other committees on financial issues and planning
- Review contracts with the BOD to provide opinions and options
- Resource to the BOD in getting contractor & alternate bids for HOA work needed



Chair: Dale Powell
Bill Springer
Susan Reilly
Joyce Beadles

Meetings:

3/24/24 (first)

- *Intro & Goals*

6/4/24

- *Met with new BOD*
- *Reviewing contract details with all vendors; AIO, Splash, Grass King, Exterm*

6/22/24

- *Updates on reviews*

Meet quarterly going forward

Architectural Control Committee

Purpose:

- Review exterior home improvements
- Ensure compliance w/ ACC Standards
- Evaluate vs. neighborhood norms

Goals:

- Uphold ACC Standards
- Consistent decisions
- Timely responses
- Increase compliance
- Improved communication



Chair: Laurie Chastine, LaTasha McCracken, Charlene Huber, Becky Powell, Pete Ramos

ACC Committee

Process:

Submit request through All-in-One Portal

- Include detailed information
- Pictures, samples, site plans, drawings, etc.

ACC Members notified

- Vote online
- Discuss in person if more complicated.
- Approved, Approved w/ conditions, More Info Needed, Declined
- Signs for approved projects
- Inspection after completion of project

Reasons for denial:

Missing information:

- Picture or samples
- Architectural drawings
- Finishes/colors
- Site plan or survey

Requests not meeting ACC Standards

Outside Norms

Pool Updates

- Open & Closing Volunteers NEEDED
 - Pat Hughes -> primary contact
 - Kevin Krueger -> alternate contact
 - Sunday start weekly, open by 8am, Close 9:30pm
- New Opening & Closing Checklist

Daily Pool Checklist

Week: 6/23/24 - 6/29/24
(Sunday - Saturday)

Opening:

- Unlock both bathrooms:
 - Check that the lights are working
 - Make sure toilets are fine (not running, have water)
 - Trash bag in trash can
 - Toilet paper and paper towels are available
- Check pool area:
 - Nothing out of the ordinary
 - Life preserver hanging
 - Empty trash as needed, ensure trash bag in can
 - Check skimmers for toys or debris
 - Use net to remove leaves or other debris in the pool
 - Check pump room for leaks or any other issues
- Water the Flower Pots - Monday and Thursday
- Be sure gate is locked upon leaving

Opener:

Issues:

Sun _____
Watered Flowers:

Mon _____

Tue _____

Wed _____
Watered Flowers:

Thur _____

Fri _____

Sat _____

Report issues to the Board or Pool Organizer

Closing:

- Check and lock both bathrooms:
 - Make sure toilets are not running, have water
 - Toilet paper & paper towels available, empty trash if needed
 - Clean up anything out of place, turn out the lights
- Conduct pool chemical test:
 - Test strip in pump room, post results on white board
 - Check pump room for leaks or any other issues
- Check and secure pool area:
 - Check surrounding area for any issues
 - Check skimmers for toys or other debris in the pool
- Be sure gate is locked upon leaving
- Take a community watch drive around the neighborhood

End of week - leave sheet in the back of clipboard

Closer:

Results:

	CHL	PH
SUN	_____	_____
MON	_____	_____
TUE	_____	_____
WED	_____	_____
THUR	_____	_____
FRI	_____	_____
SAT	_____	_____

Pool Updates

- Open & Closing Volunteers NEEDED
 - Pat Hughes -> primary contact
 - Kevin Krueger -> alternate contact
 - Sunday start weekly, open by 8am, Close 10pm
- New Opening & Closing Checklist
- Daily water testing
- Resident Use Only -> help monitor non-resident usage
- Policy Update Plans
 - New hours, Guest policy, Alcohol ban removal

Clubhouse / Pool Reservation

Wyndham Lakes Clubhouse & Pool Reservation Policy

To reserve the clubhouse facility, or the pool for guests of 7 or more, a member of the Wyndham Lakes HOA must comply with the following:

Be of good standing and current on membership dues.

Coordinate your Event with the Clubhouse Manager

Pay a **\$50 Event deposit fee** with check payable to WLHOA, due at the time of reservation.

If the clubhouse and or pool area sustain any damages or are not properly cleaned in accordance with the cleaning checklist, that \$50 deposit will be used for cleaning or replacing damaged items. If the damages or cleaning exceed the \$50 deposit, the homeowner agrees to reimburse the HOA for the full cost of repairs within 10 days of receipt of a written explanation.

Clubhouse / Pool Reservation

- ◇ An adult homeowner must be present at all times during the Event.
- ◇ The Event will have a maximum of 25 attendees, and at least one adult for every five children under 12.
- ◇ Pool facilities are not exclusive for the Event and cannot interfere with the use of the Pool Facilities by other Association members and their guests.
- ◇ There shall be no smoking or vaping in the clubhouse or pool area.
- ◇ All posted Pool Rules must be followed.
- ◇ A member of the clubhouse committee will check the clubhouse prior to the event and following the event within 48 hours.
- ◇ The Clubhouse Manager will provide an access code to the homeowner which will be valid during the reserved time period.

First Month – new BOD

- Met with all committees & members
- Understanding current issues, repairs needed, etc.
 - Prioritizing urgency of each, evaluating estimates
 - Initiated new organizing & information sharing tools
- Reviewed financials & budget (*will expand details*)
- Met with LIT technician; adjusted camera settings
- Met with Splash owners, reviewed pool equipment
- Met w/consultant about drainage issues (*tennis & pool*)

First Month – new BOD

- Met with All-in-One (Nick Desenberg)
 - Reviewed W/L financials & amenities vs. comparable
 - Annual Dues, Reserves, Maintenance costs, facility conditions
 - Discussed fence between W/L and Wyndham Woods
 - New AIO manager; Vincent Costa

Facilities & Amenities

- Recent & Upcoming Repairs and Updates
 - Pool fence repairs, hooks installed getting pole net off ground
 - Bathroom & Pump room door frame repairs
 - Re-keyed bathroom & pump room doors
 - Men's Room urinal valve & shower valve
 - Fire Extinguisher & clock installed
 - Pool pump – multi-port valve replacement
 - Sprinkler system repairs (2 times so far)

- Needed Repairs & Replacements (short term)
 - Clubhouse broken window
 - Sprinkler system valve
 - Tree removal
 - French drain – women's RR
 - Updated signage
 - Clubhouse bushes

Current Financials

- Resident access to monthly reports through AIO portal

The screenshot displays the All-In-One Community Management portal interface. At the top, there is a navigation bar with 'Logout' and 'Help' options. The main header features the 'All-In-One Community Management' logo. Below the header, there are tabs for 'Applications' and 'Options'. The 'Resident' section is active, showing a grid of application buttons: Account Detail, Account Notes, Account View, Calendar, Documents, Property Summary, Reports, and User Profile. A red arrow points to the 'Reports' button. To the right, a sidebar menu lists various categories: Resident, Clubhouse Guidelines, Design Standards, and Financials. The 'Financials' category is highlighted with a red border and contains a list of monthly statements with their respective dates.

Resident	
Clubhouse Guidelines	
WL Clubhouse/Pool Reservations	07/20/2023
Design Standards	
WL Design Standards	05/28/2024
Financials	
May 2024 BS & I/E Statement	06/05/2024
APRIL 2024 BS & I/E Statement	05/13/2024
APRIL 2024 BS & I/E Statement	05/02/2024
March 2024 BS & I/E Statement	04/02/2024
FEB 2024 BS & I/E Statement	03/04/2024
JAN 2024 BS & I/E Statement	02/20/2024
DEC 2023 BS & I/E Statement	01/02/2024
NOV 2023 BS & I/E Statement	12/04/2023
OCT 2023 BS & I/E Statement	11/03/2023

Current Financials

- Resident access to monthly reports through AIO portal
- Current Balances (5/31/24)
 - \$38,190 checking, \$67,860 reserves
 - \$4,736 outstanding dues not collected
 - 48.4% spent of budget (2023 ME May, 42.3% vs. budget)
 - \$26,500 remaining – minimum cash outlays
 - Pool, landscape, mgmt, utilities, insurance, legal
 - No reserve contribution included in remaining
- No capital expenses budgeted

Splash Meeting – Pool facilities

- Existing pumps mis-matched; 1.5hp and 2.0hp
 - Best to have both the same size
 - Adds stress & reduces life-span of smaller pump
- Pumps, motors, and sand filters each have ~3-5 yr. life
 - Two of each are currently operating
 - Recommended to budget replacement of at least one / year
- Area most in need of improvement -> Restrooms
 - Appearance and function much worse than other communities

Splash Meeting – Pool facilities

- Pool needs to be re-surfaced within next 3 years
 - Can potentially extend life with area patches
 - Patches will be visible and appearance will suffer
 - Surface needs to remain smooth to pass county inspections
- Tile repairs around pool more urgent
- Pool water levels must be monitored daily
 - 2009 floods caused north end of pool to sink (clubhouse end lower)
 - Low water level clubhouse end of pool will affect skimmers/pumps
- Lockable storage area needed

Long-term Capital Planning

- Pool maintenance, equipment, and facilities
 - Surfacing, pumps/motors/filters, bathrooms, furniture
- Clubhouse
 - Roof, exterior paint, appliances, windows, furniture, interior
- Tennis Courts
 - Drainage, surfacing, other considerations (pickleball, basketball)
- Lake & Community Areas
 - Annual & seasonal maintenance and cleaning

Financial Goals

- Adjust budget to maintain facilities & amenities
 - Address repairs and upkeep of 40 year old facilities
 - Properly budget normal maintenance for wear & tear
- Increase Reserve Funds to \$100k
 - Minimum range needed for neighborhood our size and age
- Budget Capital Long-term Expenses
 - All facilities and amenities will need repairs & replacements
- Determine plan to address Tennis Court deterioration

Work-Days

- Stream area outside of tennis courts
 - Clean out growth and improve water flow
- Community Owned Lots
 - Clean out excess growth
- Other Areas?

Neighbors in Need:

- If you or a neighbor you know, is dealing with health or other issues-> reach out to the BOD to develop a plan to help
- Or if you would like to volunteer to be a part of that team

BOD.WLHoa@gmail.com

Other Topics:

Q & A