

ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES
Wednesday April 27, 2016

PRESENT: Glynn Perkins (Chair), Hank Killion, Russ Kulp, David Kelly and Peter Traverso

ABSENT: Scott Schermerhorn and Andy VanScyoc

MANAGEMENT: Dianne Brophy, Transcriber; Jay Lyons, Manager and Scott Feldkamp, Assistant Manager

OTHER MEMBERS: Ken Guillerm, Barb Peszko, George Hutton, Sam Besase, Stan Plizga, Dale Jensen, Don & Ginni Mahon, Earl Haas, Richard Duggan, Vin Santaniello, Glenn & Mary Ann Anderson and Pat Dix

The Meeting was properly Noticed and a copy is attached to the Minutes.

Chairman Perkins called the meeting to order at 10:00 AM. Roll call was taken and a quorum was present. The assembly stood for the Pledge of Allegiance to the United States of America. Minutes of the previous meetings for January 12, January 14, January 20, January 25, February 1 and February 25, 2016 were approved.

Treasurer's Report:

Director Killion (Chair) stated total cash in the bank is \$2,216,667.94. There is \$1,875,220.76 in the CDARS program. Expenses for the month ending March 31, 2016 are \$86,661.96. Expenses Year-to-Date are \$258,842.77.

Manager's Report:

Manager Lyons stated that \$1,200,643.00 was collected as of March 31, 2016. To date 95% of the assessment for 2016 has been collected.

The 2015 Audit has been approved and members can obtain a copy by contacting or visiting the Association office.

Manager Lyons stated progress is being made with the local agencies in the permitting process for Broadmoor Park. Assistant Manager Feldkamp will report on the progress of projects at Broadmoor Park.

Phase 2 of the Brazilian Pepper Tree Eratification is on schedule. Approximately 150 to 180 lot are under contract to be ground.

A Memorial service for Olga Durham will be held on Saturday, April 30 at 1:00 PM at Faith Lutheran Church on Rotonda Boulevard West. A celebration of life will follow

immediately after the service at the American Legion Post at 113 Indiana Avenue Rotonda West.

Committee Reports:

Election:

Barbara Peszko (Chair) stated a meeting was held on April 21st and discussed the upcoming election. Direct Killion's and Kulp's seats are open. The Committee discussed electronic balloting. On July 21st there will be orientation for candidates and August 12th to receive the candidate's statements. The statements must be received by 12 PM. Barbara Peszko was elected Chair and Linda Bondeson was elected Secretary by the Committee.

Administration/Personnel:

Director Perkins (Chair) stated the Employees Handbook was discussed at the meeting. **Director Perkins moved that the Board of Directors approve the Employee Handbook as submitted. Director Kulp seconded the motion. Motion carried unanimously.**

The Board of Directors discussed the makeup of the A/P Committee. **Director Traverso moved that the Board of Directors approve the Administration/Personnel Committee to consist of the President, 1st Vice President and 2nd Vice President. Director Kulp seconded the motion. Motion carried unanimously.**

Aquatic/Canal:

Director Killion stated no meeting was held. Director Killion stated there was discussion with Stan Plizga regarding the chairmanship of the Aquatic Canal Bank Committee. **Director Killion moved that the Board of Directors approve Stan Plizga as Chairman of the Aquatic Canal Bank Committee. Director Kulp seconded the motion. Motion carried unanimously.**

Stan Plizga (Chair) stated he would like the Board of Directors to review the present Charter of the Committee since the Association now maintains Broadmoor Park.

Jay Lyons, Manager stated the Fish & Wildlife meeting will be Thursday, April 28th at 6:00 PM. Discussion ensued regarding topics to be discussed. It was stated the meeting will be recorded and put on the website.

Budget/Finance:

Director Killion (Chair) discussed the income and expenses and stated the Association is in good shape. The Association has the funds to accomplish the work at the new Community Meeting Facility.

Buildings & Grounds:

Director Perkins stated the Association is waiting to hear from the design Architect and Builder with the cost for the proposed Meeting Facility. Manager Lyons stated the construction plans and cost should be received by May 13th.

Assistant Manager Feldkamp discussed the parking area at the Administration Offices. The asphalt is old but in good shape. Assistant Manager Feldkamp stated he has received quotes to reseal and strip the parking area. Director Perkins stated this should go before the Buildings & Grounds Committee for approval. Discussion ensued. Assistant Manager Feldkamp gave the Board of Directors his observations since he started working for the Association. Rotonda West is a premium place to live with a handful of staff and the many volunteers. Broadmoor Park is shaping up with all the improvements that have been put in place. Realtors are bringing prospective buyers to the park and many residents come to the park to use the walking path. Assistant Manager Feldkamp stated he agrees with the Auditor's statement that this is a well-run, efficient homeowners association.

Assistant Manager Feldkamp stated 3 of the 4 small capital assets have been sold. They are the Boat, copier and cubicles for \$700.00. The drafting table is still up for sale.

Director Kulp stated discussion has taken place regarding the 2 tracts of land at the entrance to Broadmoor Park and what to do with them. Preparation should start on gathering information to sell these parcels. **Director Kulp moved that the Board of Directors direct the Manager to investigate and determine the Association's Authority and ability to subdivide the recently acquired tracts of land adjacent to the entrance to Broadmoor Park into individual lots and sell either the entire tracts or individual lots. Further, we direct the Manager upon completing this determination, to obtain an appropriate professional appraisal of the potential sale of the entire tracts and/or individual lots as appropriate. Director Killion seconded the motion.** Discussion ensued. **Motion carried unanimously.**

Community Relations:

Earl Haas (Chair) stated the West Ways will be out soon. The newspaper coverage of events has been very good recently. There were 107 residents at the Open House. Vicki Potts and Sheriff Prummell were present at the meeting but not campaigning. The tickets for the Stone Crab baseball game tickets were sold out and the first ball was thrown out by Charlotte Plizga. Mr. Haas stated there have been 4624 visits to our website. Many visits were from outside the United States. Director Perkins stated perhaps there could be a ribbon cutting ceremony around the 4th of July. Discussion ensued

Compliance:

Barbara Peszko (Vice Chair) stated the Committee reviewed 4 violations 3 of which were for Trash Container Visible and 1 for parking. The Committee voted to fine these properties \$20.00 per day. The Committee also reviewed 1 violation for a \$200.00 fine.

Three residence come to the meeting to plead their cases. The Committee heard information regarding the property at 237 Caddy Road. The Compliance Committee made a motion to the Board of Directors to waive that fine. The next property was 43 Caddy Road. The property owner stated she would pay \$4,000.00 towards her fine. The Compliance Committee recommended that the Board of Directors accept the \$4,000.00.

The next violation was for parking at 6 Pebble Beach Road. The Compliance Committee recommended that the original fine amount remain.

Director Perkins moved that the Board of Directors approve the \$20.00 fines for the 4 properties recommended by the Compliance Committee. Director Killion seconded the motion. Motion carried unanimously.

Director Perkins moved that the Board of Directors approve the fine of \$200.00 for 45 Rotonda Circle as recommended by the Compliance Committee. Director Killion seconded the motion. Motion carried unanimously.

Director Perkins moved that the Board of Directors approve the recommendation of the Compliance Committee to forgive the fine for Mr. Stevens of 237 Caddy Road. Director Kulp seconded the motion. Motion carried unanimously.

Director Traverso moved that the Board of Directors approve the recommendation of the Compliance Committee to accept \$4,000.00 in lieu of the amount owed. Director Kulp seconded the motion. Discussion ensued. Director Perkins stated that these violations are reviewed on a case by case basis and not precedent setting. **Motion carried unanimously.**

Deed Restrictions:

Director Traverso stated he has 3 motions to bring before the Board. **Director Traverso moved that the Board of Directors approve the new RWA Sign Guidelines and the Tract G Signage Guidelines for incorporation into the Board adopted Sign Guidelines. Both Guidelines were approved by the Deed Restriction Committee for RWA Board adoption. Director Killion seconded the motion.** Discussion ensued. Tract G signage is explained. **The motion passed with Director Kelly abstaining.**

Director Traverso moved that the Board of Directors adopt the Deed Restriction Committee "DRC Items for 2016." This motion was approved by the Deed Restriction Committee. Director Kulp seconded the motion. Discussion followed. **Motion carried unanimously.**

Director Traverso moved that the Board of Directors appoint John Matuza as Chair of the Deed Restriction Committee effective April 27, 2016. Peter Traverso to remain as committee member and RWA Board Liaison. The Deed Restriction Committee has approved the above appointments. Director Kulp seconded the motion. Motion carried unanimously. Manager Lyons stated is has been a pleasure working with Pete over the years.

Residential Modification:

Barbara Peszko (Vice Chair) gave the report for the Residential Modification Committee. Ms. Peszko stated 30 applications were approved. Ms. Peszko asked that approval be given to have John Matuza removed from the Committee as he has been appointed Chairman of the Deed Restriction Committee. Also asked for removal of Mel Kugler from the Committee due to his health. **Director Perkins moved that John Matuza and**

Mel Kugler be removed from the Residential Modification Committee. Director Traverso seconded the motion. Motion carried unanimously. Ms. Peszko asked for volunteers to the Residential Modification Committee.

Unfinished Business:

There was no unfinished business

New Business and Communications:

Director Killion stated residents asking for forgiveness for late fee payments on the assessments were denied. It was stated owners have 3 months to pay the assessments and the Board has supported Director Killion's decision.

Member's Input:

No Member Input.

Director's Input:

Director Killion suggested the Association should ask for additional sidewalks from MSBU due to the accident at South Gulf Cove. Discuss followed. Earl Haas stated residents should be informed to walk facing traffic.

Director Perkins stated there was a misunderstanding of what he said at the Volunteer Dinner regarding not returning.

Manager Lyons stated he will be leaving as Manager on December 21, 2016.

Adjournment:

The meeting adjourned at 11:20 AM

The audio for this Board meeting can be heard in its entirety at rotondawest.org

Next Meeting is May 18, 2016.

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments:

Properly noticed Agenda

Sign-In Sheets

Treasurers' Report

Manager's Report

Motion to approve Manager to investigate the authority and ability to subdivide Tracts of land adjacent to Broadmoor Park

Recommendations from the Compliance Committee for fining

Floor Plan for the Community Center

Motion to approve RWA Sign Guidelines and Tract G signage

Motion to approve DRC Items for 2016

Motion of approve John Matuza Chair of Deed Restriction Committee