

ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES

Wednesday, January 20, 2016

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

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

OTHER MEMBERS: Linda & Bob Bondeson, Dale Jensen, Earl Haas, Don & Ginni
Mahon, Sam Besase, George Hutton, Richard Duggan, Sue Killion, Bob
Barrett and Pat Dix

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

Chairman Perkins called the meeting to order at 2:00 PM. 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 meeting were approved.

Mr. Bernie Schmelz, Ms. Ellen Cassanos and Ms. Jennifer Pellechio of Southwest Florida Regional Planning Council spoke to the property owners regarding solar energy and its benefits to property owners. Mr. Pellechio gave a short slide presentation for the audience. Mr. Schmelz stated there is regional planning organization which includes 6 counties. The organization is nationally approved. There are 2 counties that have received funding. Mr. Schmelz explained what this organization does to help homeowners with securing solar energy. Mr. Schmelz is asking that Rotonda West Association support this effort and will be asking Charlotte County for the same support. It was also stated that there could be tax benefits and a possibility of the electric company buying back electricity. Mr. Schmelz thanked the Board of their time.

Treasurer's Report:

Director Killion stated total cash ending December 31, 2015 was \$1,460,302.32. Total Expenses for December were \$157,666.43 and Total Expenses Year-to-Date was \$1,382,228.91.

Director Killion stated that there was an overage cost of \$5,156.00 for the remodel of the Pro Shop. The majority of that expense was for ADA work.

Director Killion moved that the Board of Directors approve an additional invoice for a payment to Synergy Construction for the required change order. Director Kulp seconded the motion. Motion carried unanimously.

Manager's Report:

Manager Lyons stated income for December 2015 was \$15,828.65. The Association offices moved into the new facility this month. The Annual Statements were mailed mid-December with the Amended Deed Restrictions which were recorded December 4, 2015, the President's Letter and the 2016 Budget. Any payments received after March 15, 2016 will be considered late and subject to a \$25.00 Late Fee.

The Administrative Offices were moved to Broadmoor Park on January 15th and open for business January 18th. The staff was thanked for the work done in moving to Broadmoor Park and a Special Thank You to Claudette Romano for the extra effort done in the move.

Scott Feldkamp, the new Assistant Manager started on January 4th and has already proved his worth to the Association.

Manager Lyons asked to keep Mel and Norene Kugler in your prayers as Mel suffered a serious stroke on January 9th.

Committee Reports:**Election:**

No report was given as no meeting was held.

Administration/Personnel:

Director Perkins stated no meeting was held and the Committee is working on the finalization of the Employee Handbook.

Aquatic/Canal:

Director Killion stated no meeting was held.

Budget/Finance:

Director Killion stated the Committee met on January 19th and reviewed year ending figures. The Committee also discussed spending monies for fuel for in-house mowing. Director Killion said money was saved by not having an election and also a savings from insurance. The audit may start late this year due to moving to Broadmoor Park.

Buildings & Grounds:

Director Perkins stated the Committee has not met. The Halfacre Contract has not been signed. Manager Lyons stated hopefully a signed contract will be received by the end of the day on Friday. Long Meadow Memorial Park is almost completed. Grading is needed.

Community Relations:

Earl Haas (Chair) wished all the residents a Happy New Year and hoped they enjoyed the 12 page West Ways edition. One of the Christmas decorations—candle—was removed from its location. It was found at the Englewood Sports Complex and returned. The decorations have been removed and stored away for next year.

Chairman Haas stated February 28th is the date for the Volunteer Dinner and invitations will be sent out. Manager Lyons will MC the event.

Director Kulp moved that the Board of Directors approve the date of March 29th as the date for the next Rotonda West Community Open House. Director Killion seconded the motion. Motion carried unanimously.

An award was given by Help Hands to the Rotonda West Association, Inc. for all the donations received during the Christmas Parade. This award will be placed in the New Community Center.

Compliance:

Richard Duggan stated no meeting was held. The next meeting will be February 16, 2016.

Deed Restrictions:

Director Traverso (Chair) stated a meeting was held to discuss Sign Guidelines. The new sign size will be 18 by 24 inches. The new guidelines will be brought before the Board of Directors at the February meeting.

Assistant Manager Feldkamp spoke on the removal of invasive species. Residents will be receiving a post card stating that there is invasive species on their vacant lots. Discussion followed. The post cards will be sent out a section at a time. A second follow up post card will be sent if there is no response from the first mailing. The final phase will be a fining letter.

Direction Traverso moved that the Board of Directors approve the Brazilian Pepper Eratification Program. Director Kulp seconded the motion. Discussion followed on the motion. **Motion carried unanimously.**

Residential Modification:

Director VanScyoc stated last month 65 applications were approved.

Unfinished Business:

There was no unfinished business.

New Business and Communications:

Communications were read.

Member's Input:

Mr. Schmelz asked if the Board of Directors would like to do a presentation on the Solar Energy for the Association members in which he would discuss the Solar Energy Program. Mr. Schmelz stated he would like to have a table at the Rotonda West Community Open house and give out information and answer questions.

Director's Input:

Director Traverso stated he has revised the New Construction Guidelines and they will be available next week. Director Traverso also stated the Developer needs to approve the Residential Modification Guidelines.

Director Killion gave the Board of Directors a copy of the Treasurer's Report.

Director VanScyoc said the 1st meeting of the Happy Hour Club will be on February 3rd at the Community Park. Bring appetizers and what you will be drinking.

Adjournment:

The meeting adjourned at 5:00 PM

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

Next Meeting be held on February 17, 2016.

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments:

Properly Noticed Agenda

Sign-In Sheet

Speakers Sign-In Sheet

Treasurer's Report

Manager's Report

Motion to approve additional payment to Synergy Construction for required change order

Motion March 29th as the date for the next Rotonda West Community Open House

Information on Pepper Tree Eradication Program

Motion to approve the Pepper Tree Eradication Program