

ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES
Thursday, June 9, 2016

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

ABSENT: Andy VanScyoc and David Kelly

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

OTHER MEMBERS: John House, Linda & Bob Bondeson, Earl Haas, Malcolm Richards, Richard Duggan, Barbara Peszko, George & Donna Krabbe, Ed Thomas , Don Mahon, Sarah Spector, Barry Kean and Sam Besase

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: Board of Directors Pre Agenda, March 10; Board of Directors, March 16; Board of Directors Special Meeting, April 5; Board of Directors Pre Agenda, April 14; Board of Directors Meeting, April 27; Board of Directors Pre Agenda Meeting, May 12; Board of Directors Meeting, May 18 and Board of Directors Pre Agenda Meeting, June 1, 2016 were approved.

Treasurer's Report:

Director Killion (Chair) stated Total Cash as of May 31st is \$2,117,988.72. Total Expenses as of May 31st \$123,391.02 and Total Year-to-Date expenses are \$489,294.48.

Manager's Report:

Manager Jay Lyons reported income as of May 31st was \$1,300,752.79. Since May 31st an additional \$4,371.50 has been collected bringing the total to date \$1,306,124.29 which is 98.2% of budgeted income of \$1,329,909.00 for 2016.

Banks Engineering is waiting for a reply from Charlotte County Utilities regarding the upgrade to the sewerage lift station at Broadmoor Park. Banks cannot provide the final submittal for site plan approval to Charlotte County until they receive approval from Charlotte County Utilities. Synergy Construction and Osborn Associates Architects have completed the construction plans. The plan was reviewed by the Building and Design Committee on June 8th and a Design sub-committee was appointed to review the plans for fit and finish recommendations. The Design sub-committee will meet Wednesday, June 15, 2016 at 3:00 PM at 646 Rotonda Circle.

Sad news was received on Monday that Olga Durham's husband Bull has passed away over the weekend.

Merle Fulton, the Association bookkeeper is retiring on June 24th. He has been a valuable member of our team. As one door closes another opens. Barbara Maryon was hired may 31st as our new bookkeeper. Barbara has a wonderful resume as a full time bookkeeper. We wish Merle our best and welcome Barbara to the RWA team.

All members are invited to join us on Saturday, July 9th between 11:00 AM and 3:00 PM at Broadmoor Park to celebrate the Park improvements and plans for the future. There will be a groundbreaking ceremony for the new meeting facility at noon. Sandwiches and cold beverages will be served on a first-come first-serve basis. There will be tents, tables, chairs, tunes and more. Areas will be identified to show future improvements and information concerning the meeting facility. Please join us.

Committee Reports:

Election:

Barbara Peszko (Chair) stated the Committee met and discussed electronic voting. Ms. Peszko requested a motion be made to mail a notice giving members a 14 days' notice of Electronic Voting. **Director Traverso moved the request. Director Kulp seconded.** Discussion ensued. Director Killion asked what the costs would be.

Sara Spector, Rotonda West Association Attorney spoke on electronic voting. Attorney Spector said an Electronic Voting Resolution will be needed. It was also stated that since the meeting with the Election Committee new information has been received regarding the electronic voting. Assistant Manager Director Feldkamp stated by voting electronically it could save the Association between \$4,000.00 and \$5,000.00. Attorney Spector said Becker & Poliakoff is working with a company who will supply the voting software. Voting ballots will not be accepted. The setup was explained by Ms. Spector. Email addresses given for voting will not be public information. Director Schermerhorn asked if residents could vote simultaneously electronically and by mail. Ms. Spector said no. The only option is that residents can go on line and change their vote but vote only once.

Malcolm Richards stated the notice for Electronic Voting would not be received by the Associations' out of the country owners if sent out for a return date of July 1st. Mr. Richards said, "Please do not do this." Discussion followed stating that notice could be sent out but the electronic voting does not have to take effect this year. It was stated it is too late to implement this for 2016. Manager Lyons asked if the cost for the electronic voting software be locked in for 2017. Attorney Spector stated she did not know. **Director Perkins moved the question: "Whether the Board of Directors wants to execute Electronic Voting this year". Director Traverso seconded the motion. Motion failed with all Directors voting in the negative.**

Director Traverso moved to rescind his request for giving 14 days' notice for Electronic Voting. Director Kulp rescinded his second.

Director Traverso stated an article should be put into West Ways. Director Killion stated the Association had many problems with the ECOM program.

Barbara Peszko stated the meeting date for the next Election Committee has been changed from July 21st to July 5th for residents who are interested in running for the Board of Directors. The meeting will be held at the Hill Restaurant.

Administration/Personnel:

Director Perkins (Chair) stated Merle Fulton's retirement and Barbara Maryon, hiring was mentioned in Manager Lyons report. Director Perkins did state that the Maintenance/Landscaping Department is fully staffed.

Aquatic/Canal:

Director Killion (Chair) stated no meeting was held.

Budget/Finance:

Director Killion (Chair) stated the Budget/Finance Committee met yesterday and discussed moving \$35,000.00 into Reserves for mowing. **Director Killion moved that the Board of Directors transfer \$35,000.00 from the Operating account into the Reserve Mowing account. Director Kulp seconded the motion.** Discussion. Director Killion stated there could be a shortfall on income from estoppels and transfer fees. Director Kulp stated more money could be put into Reserves at a later time. **Motion carried unanimously.**

Director Killion stated there is \$912,000.00 in funds available for the new facility.

Director Killion also stated Manager Lyons will be setting up an account with Charlotte Bank for the Clean Site Deposits program. Manager Lyons stated the documents were signed and delivered yesterday to the bank and the account should be available immediately.

Buildings & Grounds:

Director Perkins (Chair) stated the Committee met yesterday. A presentation was given by Dean Ziegler. Approval could be received by next week from Charlotte County Utilities for the lift station. The construction drawings have not changed. The quote received for the electrical work was higher than projected. We would like to increase the Budget for the Community Center/Meeting Facility from \$800,000.00 to \$830,000.00 with a contingency of \$100,000.00. The Association would like to start on the project at the end of July or the beginning of August. Director Traverso stated the plans for the Meeting Facility should be in West Ways. Assistant Manager Feldkamp stated they will be on the website. **Director Perkins moved that the Board of Directors expend on the building no more than \$830,000.00 with a contingency of \$100,000.00. Director Killion seconded the motion.** Discussion ensued. **Motion carried unanimously.** It was stated to get as much information out to the residents as possible.

Community Relations:

Earl Haas (Chair) stated it has been a welcomed quiet month. There will be several great articles in this West Ways. The deadline for submitting articles to the West Ways is June 17th. Figures were given for online visitors to the website. The largest number of on-line visits for this month was for the Fish and Wildlife meeting. Chairman Haas stated they are still looking for a Christmas Parade Chair.

Compliance:

Richard Duggan (Chair) stated there were no \$20.00 fines requested. There were 4 \$100.00 fines that were reviewed. There were no fines being requested for 3 of the \$100.00 fines. These residents will be sent a letter letting them know that their fines were waived for one time only. There was 1 multiple \$100.00 fine recommended for vehicles at 239 Caddy Road. The Committee recommended an \$800.00 fine for this property. **Director Perkins moved that the Board of Directors approve a fine for \$800.00 for the property at 239 Caddy Road. Director Kulp seconded the motion. Motion carried unanimously.**

Deed Restrictions:

Director Traverso stated there is no report as the Deed Restriction Committee Meeting is next week.

Residential Modification:

Barbara Peszko (Vice Chair) stated 28 applications were reviewed on May 24th. One driveway application was tabled and 1 yard art application was denied. Ms. Peszko read a report on the breakdown of 72 Residential Modifications for May.

Unfinished Business:

There was no Unfinished Business.

New Business and Communications:

There was not New Business or Communications.

Member's Input:

No Member Input was given.

Director's Input:

The Board of Directors discussed if an August meeting will be held. It was stated it will be kept on the calendar.

Adjournment:

The meeting adjourned at 11:06 AM

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

Next Meeting will be July 14th at 10:00 AM at 3754 Cape Haze Drive.

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments:

Property Notice Agenda

Sign In Sheet

Treasurers' Report

Manager's Report

Motion to move \$35,000.00 from Operating account to Reserve Mowing account.

Compliance Committee Fining Report

Residential Modification Breakdown for May