

**ROTONDA WEST ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**MINUTES**  
**Wednesday, May 18, 2016**

**PRESENT:** Glynn Perkins (Chair), Russ Kulp, Hank Killion, 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, Stan Plizga, Dale Jensen, Earl Haas, Sam Besase, John & Barb Peszko , Don & Ginni Mahon, Steve Froggatt, Sue Killion, George Hutton and Pat & Bob Dix.

The Meeting 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.

**Member's Input on Agenda Items:**

There was no Member's Input.

**Treasurer's Report:**

Director Killion (Chair) stated total cash is \$2,204,572.73 as of April 30<sup>th</sup>. Expenses for the month of April 2016 are \$85,654.28 and expenses Year-to-Date are \$345,946.84.

**Manager's Report:**

Manager Lyons stated income as of April 2016 was \$1,272,300.00. To date 96.25% of the total assessments have been received.

Progress continues with Charlotte County on the final site plan approval for Broadmoor Park. Ten different departments review and approve the site plan. To date five approvals have been received. Banks Engineering is waiting for a reply from Charlotte County Utilities to an anticipated upgrade of the sewerage lift station at Broadmoor Park.

Florida Fish & Wildlife hosted a discussion on conditions in Rotonda West regarding fishing in the canals, wild hogs, iguanas and other topics. There were approximately 100 residents present at the meeting. The audio of the meeting is on the front page of the RWA website.

Olga Durham's Memorial Service was held Saturday, April 30<sup>th</sup> at the Faith Lutheran Church. The service was well attended and Olga was remembered for her many years of service to the community.

The family of Jack Alexander donated two framed pictures that Jack held near and dear. One is a large poster showing all of the Rotonda communities and the other is a framed copy of the book jacket which was presented to Mr. Alexander by the publisher. Both of these pieces will be on display at the Administrative offices.

**Deed Restrictions:**

Director Perkins stated Deed Restrictions is being taken out of order as Director Traverso has to leave the meeting early.

Director Traverso (Liaison) stated he has motions to present to the Board of Directors.

**Director Traverso moved that the Board of Directors accept the resignation of Joseph Romano from the Deed Restriction Committee. Director Kulp seconded the motion.** Director Perkins stated he has a letter stating Joseph Romano is resigning from committees. **Motion carried unanimously.** It was stated a motion is not needed to approve a resignation.

**Director Traverso moved that the Board of Directors change the priority rating of "Developers release of retained rights (Final Turnover)" on the RWA DRC Items 2016, from a priority 2 to a priority 1 as requested by the Deed Restriction Committee. Director Killion seconded the motion. Motion carried unanimously.**

**Director Traverso moved at the request of the Deed Restriction Committee to keep the New Construction Compliance builder/contractor deposits at \$1,000.00 per dwelling and to remove the cap of \$4,000.00. Director Killion seconded the motion.** Discussion followed. Director Traverso stated he is against this motion. Manager Lyons stated he has never had to use any monies from the Clean Site Deposits. Director Traverso stated that in conversation with Manager Lyons and Assistant Manager Feldkamp that the Clean Site Deposit be changed to \$500.00 with no cap. Director Kulp stated perhaps with new builders in Rotonda West the Clean Site deposit could be kept at \$1,000.00. Manager Lyons stated usually after 2 inspections the problems have been corrected. It was suggest that if the Manager has to go out to the site a second time there should be a charge of \$150.00. Discussion ensued. **Motion carried with Director Traverso voting in the negative.** Director Traverso stated he is very disappointed in the vote.

**Committee Reports:**

**Election:**

Barbara Peszko (Chair) stated the Committee again voted Barbara Peszko as Chairperson and Linda Bondeson as Secretary. Committee member Fred Warner has resigned. There will be a workshop on May 19<sup>th</sup> to discuss electronic balloting. In July, there will be a

meeting for the orientation of members running for the Board of Directors. Members can go on line for more information.

**Administration/Personnel:**

Director Perkins (Chair) stated no meeting was held.

**Aquatic/Canal:**

Manager Lyons gave the members a report on the Fish & Wildlife meeting of April 28<sup>th</sup> and said it was well attended. No Aquatic Canal Bank meeting was held in April.

Stan Plizga (Chair) asked the Board to review the Charter of the Committee in relation to Broadmoor Park and asked if the Committee should be involved with the care and maintenance of the ponds.

**Budget/Finance:**

Director Killion (Chair) reviewed the financials with the Board of Directors. Director Killion stated the objective is keeping cash below the \$250,000.00 as that is insured by FDIC. With the Clean Site program it is difficult to do so.

Director Killion discussed moving the Clean Site account to another bank. **Director Killion moved that the Board of Director approve the Manager to investigate putting the Clean Site Deposit in a bank different from Englewood Savings Bank. Director Kulp seconded the motion. Motion carried unanimously.**

Director Killion stated a letter was received that Joseph Romano has resigned from the Budget/Finance Committee. Director Killion said he would like to have a volunteer come forward to fill the vacancy.

**Buildings & Grounds:**

Director Perkins (Chair) stated the resignation of Joseph Romano has been accepted and due to the health of Mel Kugler he is no longer on the Buildings & Grounds Committee. **Director Perkins moved that the Board of Directors approve Sam Besase as a member of the Buildings & Grounds Committee. Director Kulp seconded the motion. Motion carried unanimously.**

Manager Lyons stated that the Association is getting closer to starting work on the Community Center. A meeting may be needed to review the plans and budget next week.

Assistant Manager Scott Feldkamp informed the Board of Directors on estimates received for sealing and stripping Broadmoor Park. The bidders were Asphalt Sealer at \$5,820.00, Asphalt Doctors at \$6,964.00 and Driveway Maintenance at \$7,722.00. **Director Perkins moved that the Board of Directors accept the bid from Asphalt Sealers to seal and stripe the parking area at Broadmoor Park for \$5,820.00. Director Kulp seconded the motion. Motion carried unanimously.**

**Community Relations:**

Earl Haas (Chair) stated Andy VanScyoc was presented with his wedding photo as a gift along with a gift certificate from the Committee, Manager Lyons, Assistant Manager Feldkamp and Sam Besase.

The Committee discussed having advertising in the West Ways. The Committee was poled and the answer was no.

The Committee is soliciting help for the Christmas Parade.

It was discussed having a 4<sup>th</sup> of July event at Broadmoor Park. Mr. Haas stated there is not enough time to plan for a July 4<sup>th</sup> event and many residents will be away on vacation. An event could be held when the new Community Center/Meeting Facility is opened.

Reports from the Aquatic Canal Committee could be put in the West Way but they should be written in language that a lay person can understand.

There was discussion of having a Ground Breaking Ceremony on July 9<sup>th</sup>. Mr. Haas stated the Community Relations Committee will help.

**Compliance:**

Richard Duggan (Chair) gave a standard report on the Compliance Committee Meeting. Chairman Duggan stated the Committee recommended \$20.00 fines for the following: 60 Oakland Hills Court, 109 Mark Twain Lane and 151 Medalist Road for Trash Containers Visible and a \$20.00 fine for 41 Bunker Lane for no Residential Modification approval for a fence. Chairman Duggan also stated all \$100.00 fines have been waived.

Chairman Duggan stated that the owners of 41 Bunker Lane are from Switzerland and never received the violation. It was also stated that the wire fence was erected as a dog run. Chairman Duggan said he could not vote on this violation as it was in his subdivision and the fine should be postponed. Manager Lyons stated this issue is out of order. Discussion followed. Director Perkins asked if the Committee recommended the fine. Barbara Peszko said yes. Manager Lyons stated if the violation is removed before the violation letter is sent, there is no fine. **Director Perkins moved that the Board of Directors approve the fines as recommended by the Compliance Committee. Director Kulp seconded the motion. Motion carried 4 to 0 as Director Traverso had to leave the meeting.**

**Residential Modification:**

Barbara Peszko (Vice Chair) stated the Committee met on the second Tuesday of May and approved all 43 applications. Director Perkins asked if there could be a summary of the type modification, such as; roofs, painting, fencing, etc. Vice Chair Peszko said that will be done.

**Unfinished Business:**

There was no Unfinished Business.

**New Business and Communications:**

Manager Lyons stated the building at 3754 Cape Haze Drive will only be used 4 times per month starting in June, and 4 meetings will be held at the Hills Golf Course and other meetings will be held at the Administrative Office. These meetings will remain at these locations for the remainder of the year. The meetings at 3754 Cape Haze Drive will be: Community Relations 1<sup>st</sup> Wednesday at 10:00 AM; Compliance Committee 2<sup>nd</sup> Monday at 10:00 AM; Deed Restriction 3<sup>rd</sup> Tuesday at 10:00 AM and Board of Directors 2<sup>nd</sup> Thursday at 10:00 AM. Meetings at the Hills Restaurant – 100 Rotonda Circle: Buildings & Grounds 2<sup>nd</sup> Tuesday at 10:00 AM; Election Committee 2<sup>nd</sup> Tuesday at 11:00 AM and Residential Modification 2<sup>nd</sup> and 4<sup>th</sup> Tuesday at 9:00 AM. The meetings at the conference room at Broadmoor Park: Board of Directors Pre Agenda 1<sup>st</sup> Thursday at 10:00 AM; Budget & Finance 2<sup>nd</sup> Tuesday at 2:00 PM and Administrative/Personnel as needed. A permanent meeting place has not been arranged for Aquatic Canal Bank but a meeting place will be arranged as needed. Manager Lyons stated if it is not absolutely necessary to have a meeting, please do not schedule a meeting. **Director Perkins moved that the Board of Directors accept the meeting changes as Manager Lyons stated. Director Kelly seconded the motion. Motion carried unanimously.**

John Peszko MSBU member was asked to speak on the MSBU current meeting. Due to Sunshine Laws there cannot be two members of the MSBU Committee in the same room when discussion is taking place on MSBU matters. Sue Killion left the meeting so John Peszko could discuss what happened with MSBU.

John Peszko gave updates on the sidewalks and the continuation of the bike path on Parade Circle which hopefully will be completed by the end of the summer. The light pole on Boulevard North will be replaced by Charlotte County. The 10 lift stations in Pine Valley will have site screening done by Charlotte County Utilities. The 5 entrance bridges will be stamped along with the bridge at Rebel Court. The planting of trees at the RV storage area was tabled. John Peszko stated on Tuesday, May 24<sup>th</sup> at 9:00AM at Room 119 to meet at the County Offices to speak to the County Commissioners regarding drainage.

There was discussion regarding sidewalks. Director Perkins stated it is a question of safety.

**Member's Input:**

George Hutton stated he had iguanas on his property and he trapped 2 of them. He called Peace River and dropped them off at their facility to destroy them. The iguanas must be brought to Peace River as they will not come to the property to remove them.

**Director's Input:**

There was no Director's Input.

**Adjournment:**

The meeting adjourned at 3:30 PM

**The audio for this Board meeting can be heard in its entirety at [rotondawest.org](http://rotondawest.org)**

Next Meeting: Manager Lyons said the next meeting will be at 3754 Cape Haze Drive on June 9<sup>th</sup> at 10:00 AM.

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments:

Properly noticed Agenda

Sign-In Sheets

Sign-In Speaker's Sheet

Treasurers' Report

Manager's Report

Resignation letter of Joseph Romano

Motion to accept resignation of Joseph Romano

Motion to change priority rating for Final Turnover

Motion regarding Clean Site deposits and remove cap

Fining list from the Compliance Committee for May 16, 2016

Notification of time and location of meetings

New calendar for June