

**ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
MINUTES
Monday, February 1, 2016**

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

ABSENT: Scott Schermerhorn

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

OTHER MEMBERS: Richard Duggan, Sam Besase, Paul Bigness and Joseph Romano

Chairman Perkins called the meeting to order at 11:00 AM. The meeting was properly noticed and a quorum was present.

Director Perkins stated this meeting has been called to decide on a contractor for the Community Center/Meeting Facility. It was stated that the Rotonda West Association and Synergy Construction has a history as they were the company that remodeled the new Administration Offices at Broadmoor Park.

Director Perkins stated that the Buildings and Grounds Committee requested that a motion be brought forward for consideration that Synergy Construction be considered as the contractor for the Community Center/Meeting Facility. Director Perkins also stated as a matter of full foreclosure that Synergy Construction and I have a working relationship. They are doing work at my property and for which I am paying.

That Board of Directors discussed the Design/Build concept. Manager Lyons stated the Buildings and Grounds Committee chose Synergy Construction and Terry Osborne, Architect to do the work. Director VanScyoc asked if there was an opt-out clause put into the contract. Discussion ensued.

Paul Bigness of Synergy Construction spoke to the Board of Directors regarding previous contracts he had done. Mr. Bigness stated this is a simple structure/meeting facility. It will be a functional building. The contractor and the Committee will be working together. The architectural cost will be 6 or 7%.

Director Kulp moved that the Board of Directors accept and approve the recommendation of the Buildings and Grounds Committee to enter into a contract with Synergy Construction, with collaboration provided by Osborne Architects, to design and build the proposed new Community Center and Meeting Facility at Broadmoor Park with the understanding that the contract be for an all-inclusive amount not to exceed \$800,000.00. Director Killion seconded the motion. Assistant Manager Scott Feldkamp stated the Rotonda West Association is hiring a

builder/architect team. The contract will have a not-to-exceed amount on the contract. **Motion carried with five (5) Directors voting in the affirmative and Director Perkins abstaining.**

Director Perkins moved that the Board of Directors approve Manager Lyons to go forward with Becker & Poliakoff with the Community Center/Meeting Facility contract for review. Director Traverso seconded the motion. Motion carried unanimously.

Adjournment: The meeting adjourned at 11:55 AM

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

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments
Properly Noticed Agenda
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