

**ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
MINUTES**

Thursday, February 25, 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: Carl Couture, George & Donna Krabbe, Sam Besase, Joseph &
Claudette Romano and Sue Killion

Chairman Perkins called the meeting to order at 4:15 PM. The meeting was properly
Noticed and a quorum was present.

Director Perkins stated the first item on the agenda is to approve is the Design/Build
Contract with Synergy. Director Perkins stated that he has a working relationship with
Synergy Construction who has done work on his residence for which he had paid.
Director Perkins also stated that he will be abstaining from voting on the motion.
Director Killion moved that the Board of Directors approve the Synergy Contract.
Director Kulp seconded the motion. Director Kulp stated payment should be in four (4)
payments. **Motion carried with five (5) Directors voting in the affirmative and
Director Perkins abstaining.**

Director Perkins stated the next item on the agenda to review and approve the Meeting
Facility Design and recommendations. The Board of Directors reviewed the design and
recommendations made by the Building & Grounds Committee. The two designs
reviewed were a Z and T design lobby area. The Z design was chosen with changes. It
was stated that the air conditioning unit be placed on the ground and not on the roof.
Another meeting will be held on March 9th.

Richard Duggan (Chair) presented the Board of Directors with a list of recommended
fining from the Compliance Committee. The Committee recommended that 8 first
violations be approved for fining by the Board of Directors. 22 Golfview Road, Trash
Containers Visible: 2 Oakland Hills Road, Trash Containers Visible: 2 Oakland Hills
Road, shed; 18 Mark Twain Lane, Trash Containers Visible: 92 Broadmoor Lane, Trash
Containers Visible: 260 Bunker Road, Trash Containers Visible: 72 Long Meadow Lane,
nuisance and 237 Caddy Road, no Residential Modification Application for re-roof. The
Compliance Committee recommended \$100.00 fines for 4 violations be approved by the
Board of Directors. 73 Boundary Blvd. Trash Containers Visible: 143 Caddy Road, Trash
Containers Visible: 13 Oakland Hills Court, Trash Containers Visible and 15 Broadmoor
Road, vehicles. There were 12 other violations but it was the first offense. Three

violations were resolved and there are 4 other \$100.00 violations that need to be re-examined. Manager Lyons explained that the 12 first offense violation for \$100.00 were cured immediately whereas the 4 violation that were fined were ongoing. Also the Compliance Committee recommended the storage unit at the side of 258 Medalist Road be painted and no fine would be levied. **Director Perkins moved that the Board of Directors approve the \$20.00 per day fine as recommended by the Compliance Committee. Director Kulp seconded the motion. Motion carried unanimously.**

Director Perkins moved that the Board of Directors approve the \$100.00 per day fine as recommended by the Compliance Committee. Director Kelly seconded the motion. Motion carried unanimously.

The next item on the agenda was discussion on the status of the FloridAquatic Acquisition. Discussion had taken place for the Association to take over canal maintenance. The owner of FloridAquatic stated there has been a problem with the change-over of canal maintenance to the Association. **Director Killion moved that the Board of Directors suspend the current motion to take aquatic maintenance in house. Director Kulp seconded the motion. Motion carried unanimously.**

Manager Lyons stated he has been in contact with John Farrell regarding canal maintenance. Mr. Farrell sent a communication in which he stated that he would reduce the cost of the contract which would not jeopardize services. The new contract would take effect on March 15 upon your approval. Please sign and date new contract and return one copy of the contract. The contract will be reduced from \$315,000.00 per year to \$255,000.00 per year. Mr. Farrell stated when the personal problems are resolved he will go forward with the original agreement. This is a \$60,000.00 savings to the Association. Discussion followed. **Director Killion moved that the Board of Directors authorize President Perkins to sign the new Contract for \$255,000.00 for the aquatic maintenance as approved by Becker & Poliakoff. Director VanScyoc seconded the motion. Motion carried unanimously.**

Director Perkins stated Buildings and Grounds discussed 3 items at their meeting: fencing, irrigation and port-a-pottie. Discussion followed on the 3 items. **Director Killion moved that the Board of Directors approve Assistant manager Feldkamp to obtain quotes for irrigation and pump not to exceed \$5,000.00. Director Kulp seconded the motion. Discussion ensued. Motion carried unanimously.**

The next item discussed was fencing for security on the maintenance buildings. Assistant Manager Feldkamp stated he has received a quote from USA Fence for \$3,216.00. This will include the fence and gate. **Director Killion moved that the Board of Directors to accept the quote from USA Fence. Director Kulp seconded the motion.** Discussion followed. Director Killion stated he would like the Board to consider selling the property on Rotonda Circle. There was discussion regarding security cameras. Director Kelly suggested keeping the park hours from dawn to dusk. **Motion carried unanimously.**

The last item discussed was port-a-pottie for the walking path so people would not come into the Administrative Office to use the facilities. The cost would be \$100.00 per month and Buildings and Grounds approved the concept. **Director Killion moved that the Board of Directors approve the spending for a Port-A Pottie for Broadmoor Park. Director Kulp seconded the motion. Motion carried unanimously.**

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

Adjournment: The meeting adjourned at 5:15 PM

Respectfully submitted,

Dianne Brophy, Transcriber

Attachments:

Properly Noticed Agenda

Sign-In Sheet

Fining Sheet Violations

Motion to suspend current Aquatic Maintenance motion

Motion of authorize President Perkins to sign new contract