

ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, September 15 2016
MINUTES

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

MANAGEMENT: Jay Lyons, Manager, Scott Feldkamp, Assistant Manager, and Claudette Romano, Administrator/Transcriber

OTHER MEMBERS: Lois Burger, John & Pam Wright, Carl Couture, Sue Killion, Pat Dix, Richard Gower, Bob Barrett, Dick Stravino, John & Barb Peszko, Wayne Legris, Linda & Bob Bondeson, Earl Haas, Dale Jensen, Don & Ginni Mahon, George Krabbe, George Hutton, Steve Bandy.

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

Russ Kulp (Pro Tem Chair) called the meeting to order at 10AM. 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 of the Pre Agenda Meeting, August 4, 2016 and Board of Directors Minutes, August 11, 2016 were approved.

Presentation by Scott Lane (Fire Chief) & Ronald Davison (Commissioner) Englewood Area Fire Control District

Fire Chief Lane & Fire Commissioner Davison both discussed the referendum to increase the Non Advalorem Assessment Rates from \$151.84 to \$187.00. This is due to the economic downturn, the Englewood Area Fire Control District was faced with numerous issues regarding the future status of the District and its ability to provide quality customer service to the property owners of the District. The cities & counties have the authority to raise taxes as needed. In Englewood, only the public can help improve their hometown fire department.

Treasurer's Report

Director Killion stated total cash as of August 31, 2016 is \$1,813,213.79. Expenses for August had a positive variance of \$27,081.66.

Manager's Report

Manager Lyons stated that Total income as of August 31, 2016 was \$1,340,426.54 which reflects an increase of \$17,867.85 over the same period last year. Since August 31, 2016, we have collected an additional \$7,900.12 bringing the total income YTD to \$1,348,326.66

As previously reported, the meeting facility building plans were submitted to Charlotte County Buildings & Construction on Tuesday, July 19th. On August 11th I reported we had received approval from the following Departments: Addressing, Right of Way, Stormwater, Zoning, Tree, Landscape, Natural Resources, and Charlotte County Utilities. The Fire Marshal's office requires both a sprinkler system and a monitored voice-evacuation fire alarm system for the meeting facility. On Tuesday, September 13th we received notification from Charlotte County that the electrical & mechanical plans had been approved. With this notification, all items required to secure the building permit have been approved.

Bids for the removal of Brazilian Pepper trees at Broadmoor Park were discussed at the last Building & Grounds Committee meeting. The bids were extremely high and I think we should investigate other solutions for removing the Brazilian Pepper Trees.

Committee Reports

Election

Barbara Peszko (Chair) reported that Geoff Lorah was present at their meeting on August 18th and handed out a "draft" copy of the election packet that will be mailed to all residents. Also a brief discussion pertaining to the Resolution for Electronic Voting also took place.

Director Kulp indicated that a meeting would be needed to further discuss Electronic Voting. Discussion ensued. ***Director Traverso moved the Board to adopt the Electronic Voting Procedures with the understanding that implementation will require a separate Board Vote. 2nd by Director VanScyoc. Motion carried unanimously.***

Administration/Personnel

No Meeting

Assistant Manager Scott Feldkamp mentioned that Dianne Brophy has retired and her replacement, Holly Carr, started working this past Monday (September 12, 2016).

Aquatic/Canal

No Meeting.

Buildings & Grounds

Manager Lyons discussed the Subdivision of Tracts – at the entrance of Broadmoor Park and that other tracts of land are on Boundary Blvd that could be subdivided into 8 or 9 lots. ***However, he noted that this would open the door for allowing for subdivision of the golf courses if approved by the County.*** Discussion ensued.

Manager Lyons discussed the Cost of Site Work. The Board set aside \$100,000 in contingency funds for this. The County, SWFTMUD and other agencies came back at us with additional requirements (e.g., 4" Water lines going in & out of the Building for sprinkler system). The estimate is an additional \$50-\$75,000 more in Site Work. Fire Suppression cost is another topic. \$820,000 (Building), \$100,000 for Site Work and we are looking at a rough estimate of \$50-\$75,000 in additional Site Work. So that is going to add to what the Board has already approved - \$930,000. Fire Suppression will also add to the cost. Waiting for Bids. Discussion ensued.

Update on Permitting – All Departments have weighed in and we should have a Building Permit by next week.

Cost for the Removal of Brazilian Pepper Trees from Broadmoor Park – went out for bids. Received three (3) - \$147,500, \$165,000 and \$398,700. Need to look at other alternatives. County will not allow us to remove them without the proper licensing. Meeting with Maryann Franks from Charlotte County to see if this is an opinion or fact. Discussion ensued. ***Director Schermerhorn moved the Board to reject all submitted bids for the removal of Brazilian Pepper Trees from Broadmoor Park and instruct management to pursue other options regarding their removal. 2nd by Director Traverso. Motion passed unanimously.***

Design Committee update was given by Barbara Peszko – The Committee met on August 30, 2016. Recommendations from the Committee: Upgrade flooring to Porcelain Plank and upgrade kitchen counter to Granite. We need furniture, appliances, window treatments, benches, chairs (Library). Pricing will wait until we know what is left.

Budget/Finance

Director Killion indicated the Committee was working on the 2017 Budget. Need to have a Workshop with the Board and Budget/Finance Committee. Discussion ensued.

Proposal made to the Board and Budget/Finance Committee by Florida Community Bank. Assistant Manager Feldkamp gave the major points for switching to FCB. Discussion ensued. ***Director Kulp moved the Board to direct the Manager to initiate the transfer of RWA Banking Services from Englewood Bank to Florida Community Bank pending final sign off of our Attorney. 2nd by Director Schermerhorn. Motion carried unanimously.***

Community Relations

Chairman Haas stated the deadline for the next issue of West Ways is October 14, 2016. Issue to include update on Broadmoor Park and highlights of upcoming year-end events. Handed out about 15 of our Parade fliers at Pioneer Day Parade. We had 3,664 hits on our Website in August. The Committee will be working with President Krabbe and the Woman's Club on Blue Ribbons to be flown in support of Police Officers. Linda Bondeson will be working with

Manager Lyons and Assistant Manager Feldkamp on a list of new Rotonda West residents to send invitations for our Community Open House on November 17, 2016 at The Hills.

Compliance

Barbara Peszko (Co-Chair) recommended that the Board approve the following fines: \$20/day: 151 Boundary Blvd, 52 Mariner Lane, 33 Bunker Court, 1072 Rotonda Circle, 237 Caddy Road, 47 Medalist Court, and 603 Rotonda Circle; \$100/photo: 52 Oakland Hills Court (\$300), 71 Oakland Hills Place (\$300). ***Director Kulp moved that the Board implement the \$20/day fines and the \$300 fines as recommended by the Compliance Committee. 2nd by Director Killion. Motion carried unanimously.***

Deed Restrictions

No Meeting

Residential Modification

Chairman VanScyoc stated that all applications – totaling 50 - in August were approved.

Unfinished Business

None

New Business & Communications

Received request from Rotonda Elkettes for permission to place signs for their Bazaar – Nov. 5, 2016. ***Director Kulp moved the Board to approve the Rotonda Elkettes to place signs for their Bazaar. 2nd by Director Traverso. Motion carried unanimously.***

Received request from Mr. Wapinski asking for extra time to pay over \$13,000 he owes The Association. He hasn't paid since 2011. He has not paid his taxes for the last two (2) years. We have a lawyer sending out letters to 239 residents who owe us money. Discussion ensued. ***Director Killion moved the Board deny extra time for payment of fees. 2nd by Director VanScyoc. Motion carried unanimously.***

Discussion on Rules Regarding the New Construction Compliance Program. We mailed a checklist to builders. We are also requesting to institute a re-inspection fee. Further discussion is needed on the above and to also workout an amendment in detail for our Governing Document. A meeting just for this specific subject is scheduled for 9:30am on Thursday, October 20, 2016 at 3754 Cape Haze Drive – preceding the regular Board Meeting scheduled for 10am.

Member's Input

None

Director's Input

None

Adjournment

The meeting adjourned at 11:30AM.

Next Meeting is October 20, 2016 at 10AM at 3754 Cape Haze Drive.

The audio for this Board Meeting can be heard in its entirety at Rotondawest.org

Respectfully submitted,

Claudette Romano

Administrator

Attachments:

Properly noticed Agenda

Sign in Sheets

Speakers Sign in Sheet

Treasurer's Report

Manager's Report

Motion to accept the Electronic Voting Procedures

Motion to reject all submitted bids for removal of Brazilian Pepper Trees from Broadmoor Park

Motion to Direct the Manager to Initiate Transfer of RWA Banking Services from Englewood Bank to Florida Community Bank pending final sign off of our Attorney

Breakdown list of Residential Modification Applications

Breakdown list of Compliance Fining Report

Motion to implement the \$20/day fines and the two (2) \$300 fines

Motion to deny extra time for payment of fees