

ROTONDA WEST ASSOCIATION, INC.

Board of Directors Meeting

Thursday, November 17, 2016

3754 Cape Haze Drive

Minutes

PRESENT: Glynn Perkins (Chair), Russ Kulp, Scott Schermerhorn (on the phone),
Hank Killion, David Kelly, Andy VanScyoc and Peter Traverso

MANAGEMENT: Manager Scott Feldkamp and Claudette Romano, Lead Administrator

Other Members Present: Ken Guillerm, Sue Killion, Bob & Linda Bondeson, John Peszko,
George Hutton, Susan Superak, John House, Sam Besase,
Stan Plizga, Richard Duggan, the Gillis Family, Paula Virlee,
George & Lois Burger, Stephen Froggatt, George Krabbe,
Dale Jensen, Bob & Pat Dix, Donna Stogsdill, and Wayne Mengel

The meeting was properly noticed and called to order by President Perkins at 1PM. A quorum was present. The Pledge of Allegiance to the United States of America was said by everyone.

The Minutes of the Board of Directors and Budget & Finance Joint Workshop of October 11, 2016; Board of Directors Pre-Agenda, October 13, 2016; Board of Directors Special Meeting of October 20, 2016; Board of Directors Meeting, October 20, 2016; Board of Directors and Budget & Finance Joint Workshop, November 8, 2016 and Board of Directors Pre-Agenda of November 10, 2016 were approved as submitted.

Members Input –Non-Agenda Items

Rachel Gillis & Renee Gillis (Mother)

Spoke about the removal of the Brazilian Pepper Trees and the impact that it is having on the wildlife in Rotonda West.

Wayne Mengel – Requested the Board consider asking the County to install car counting devices and possibly purchasing speed indicators (\$7,000 each) similar to the ones in use in Englewood Hospital and the YMCA.

Treasurer's Report

Director Killion stated the Treasurer's Report for the month ending October 31, 2016, we have total cash available of \$1,558,237.95. We are not transferring to Florida Community Bank. We are staying with Englewood Bank & Trust.

Manager's Report

Manager Feldkamp stated the beautification of the Boulevards is in progress. We are addressing the "rough" appearance issues with low cost plantings and mulch along Blvd North. Dead and near-dead trees are scheduled to be removed along Blvd's East & West. The new lights are installed on the bridges; but we are awaiting FPL to install meters and turn on the lights.

The office staff has been struggling with several e-mail issues for the last few months. Right now the e-mail is working; but, the problem is not permanently fixed. We have two (2) of our expert vendors (Christine Lee and Victor Fryer) working on resolving the problem permanently. Part of the problem is a network server that is five (5) years old and software that is seven (7) years old. We have ordered a new "server" hardware and software. The new system is scheduled to be installed before the end of this year. We have interviewed, over the last several months, property-management software vendors. Although the RWA system needs an upgrade, the cost is prohibitive. Our current software will be supported for the next four (4) years.

The Community Meeting Center is a little ahead of schedule. The floors and walls are built; the roof trusses are scheduled to be installed within the next 10-12 days.

The **Pepper Eradication Program (P.E.P.)** is progressing at a better than expected pace. Most residents are complying with the request to remove the Brazilian Pepper Plants. The fining process for those that have not yet complied is scheduled to begin in January, 2017.

Holiday decorations are being put in place. There are plenty of new lights and displays. An excellent job is being done by the Community Relations Committee.

Although we got behind schedule several times this season with mowing, we are on-track to have completed five (5) complete mowing cycles by the end of December. The crews will then start grooming the green-belt areas, trimming trees, spreading mulch, installing plants and doing seasonal maintenance items such as irrigation repairs and memorial park rehabilitation.

Committee Reports

Election

No meeting was held

Administration/Personnel

No Meeting was held

Aquatic Canal

No Meeting was held – **Stan Plizga (Chair)** requested the Board to approve the revising of the Aquatic Canal Committee Charter relative to the Canal Maintenance contract, water sampling and other appropriate activities. **Director Killion** moved the Board to revisit and/or revise the Aquatic Canal Committee Charter relative to the Canal Maintenance contract, water sampling, and other appropriate activities. 2nd by Director Kulp. Motion carried unanimously.

Budget/Finance

Director Killion indicated that the Committee met several times and then had joint meetings with the Board and had thirteen (13) revisions of the proposed 2017 Budget. The Budget is one that reflects the needs of the community and also provides the resources to the Manager for him to do the jobs as necessary. **Director Killion** moved the Board to approve the 2017 Budget as presented by the Budget/Finance Committee. The New Assessment for 2017 will be \$190. 2nd by Director Traverso. Motion carried unanimously.

Buildings & Grounds

Director Perkins asked Manager Feldkamp if there was a definite date for the completion of the Community Meeting Center. Manager Feldkamp stated no, but he is anticipating April 1, 2017 for the Grand Opening. We will possibly have a “soft” opening a couple of weeks before that date. We are ahead of schedule, we’ve had perfect weather, and the trusses are scheduled to be delivered next week.

Director Perkins discussed the removal of Brazilian Pepper Trees in Broadmoor Park. We’ve received bids of \$398,000 (highest) to the lowest bid of \$156,000. Since then we’ve received a lower bid from Huey Construction for \$98,600. **Director Perkins** moved the Board to allow the Manager to spend no more than \$98,600 for the removal of the Brazilian Pepper Trees in Broadmoor Park. 2nd by Director Kulp. **Motion carried 6 to 1 with Director Kelly voting in the negative.**

Director Perkins discussed the purchase of another tractor to keep up with the mowing in the summer months. Discussion ensued. Further discussion is needed on this subject.

Director Perkins discussed the contract for Ecological Clearing – Bob Reynolds. Bob Reynolds has this contract because he has the equipment needed for this job and he knows what he is doing. **Director Perkins** moved the Board to approve the contract extension for Ecological Clearing another three (3) years. 2nd by Director Kulp. Discussion ensued. **Motion failed 4 to 3 with Directors Kelly, Schermerhorn, VanScyoc, and Perkins voting in the negative.**

Community Relations

Director Kulp reminded everyone that tonight is the Community Open House at The Hills at 7PM. Everyone needs to be at the Hills by 6:30PM to set up and wear name badges. 107 Invitations were mailed – hoping to see many residents.

The deadline for West Ways is December 16, 2016.

The Website has 3841 hits with Israel leading the way. The photo gallery is a work in progress.

As was mentioned before, the Decorating “Elves”, seventeen (17) of them along with Earl have decorated the Memorial Parks, bridges and Island. The bridges will be lit for Thanksgiving. The Gazebo lighting and Boat Parade will be on December 3, 2016.

The Christmas Parade – the Lemon Bay High School Marching Band will march the whole parade. The number of entries are very good. It will be a fun day. The Parade will take place on Saturday, December 10th starting at 2PM.

The trophies are here and have been sponsored by the Florida Real Estate & Management Corporation.

A request to have the Policy & Procedures documentation be placed on the Website has been in the hands of Christine Lee. The problem is the volume of the Policy & Procedures Manual. Christine is working on a solution.

Compliance

Chairman Duggan stated that the Committee met on November 7th and 11 violations were received. The Committee voted to fine all 11 violators. Six (6) of the Violations were resolved since the Compliance meeting and now. Five (5) matters to be brought before the Board. No 2nd violations. **Director Perkins moved the Board to approve the fining of the 5 violators at \$20/day/photo. 2nd by Director Kulp. Motion carried unanimously.**

Manager Feldkamp explained the new program for Trash Cans Visible (TCV) Post Cards. Roger, our Compliance Officer, has indicated that the Post Cards are working. He sees less and less violations for TCV since the introduction of the Post Cards.

Deed Restrictions

Director Traverso stated that the Committee is chaired by John Matuza and they meet on the 2nd Tuesday of each month. Manager Feldkamp indicated that he would like to re-write the entire group of violation letters and forward them to our lawyers, Becker & Poliakoff for their approval. Discussion ensued. **Director Traverso moved the Board to allow the President, 1st Vice President, and Manager ONLY to contact our Attorney at Becker & Poliakoff. 2nd by Director Kulp. Motion carried unanimously.**

Residential Modification

Director VanScyoc stated that the number of RM applications received in October was 51. The breakdown is attached.

Unfinished Business

Director Perkins reminded everyone of the Annual Meeting to be held on December 8th at the American Legion Post 113, Indiana Road, Rotonda West, at 7PM. He also reminded residents of the Reorganization Meeting to be held on Thursday, December 15th at 1:30PM and the Board Meeting to be held immediately following the Reorganization Meeting – around 2:00PM.

New Business and Communications

Director Perkins read the letter from Jeff Smith of the Rotonda Elks 2710 asking for permission to place signs for their Fundraiser for Veterans & Their families to be held on February 19, 2017 at the Rotonda Elks.

Director Perkins read the Thank You Letter from Big Brother/Big Sister.

Member's Input - Non-Agenda Items

Nick Gizzi explained that he lives on Mark Twain Lane and you can't believe the celebration of Halloween on that street. Nick estimated that they gave away between 1200 and 1400 pieces of candy. The RWA doesn't sanction it. They had floats and a three (3) piece band.

John Peszko (Chair) Rotonda West Street & Drainage MSBU gave an update on projects. MSBU Committee met with the County on November 16th. Problems are ongoing with the County Representative. Discussion ensued pertaining to sidewalks, greenbelts, signs, curbing, etc. Director Perkins asked John to continue fighting for Rotonda West with his Committee.

Director's Input

Director Perkins stated that many residents may have noticed that Jay Lyons, our former Manager is no longer with us. We were able with Jay's help and the Directors to allow Jay to leave early. You can only have one (1) Boss. Jay was a great Manager. Jay sent a Thank You note with his deepest gratitude for sponsoring his party and stating it's been a pleasure working with all of you in good times and bad. I wish all of you the best of good health and good luck. Sincerely, Jay.

Director Perkins returned the compliment to Jay. The Association was floundering when Jay arrived and he took the bull by the horns and made Rotonda West what it is today. Director Perkins wanted to thank Jay on behalf of himself and the Directors for all his hard work and endeavors and all the things he did trying to move this great Association and Community forward and I wish him all the best in his retirement years. I just want to put that in the public records and Thank Jay for all his service.

Director Perkins reminded everyone again about the Annual Meeting on December 8th at the American Legion Post 113 at 7PM; The Reorganization Meeting on December 15th at 3754 Cape Haze Drive at 1:30PM and the Board Meeting immediately after the Reorganization Meeting.

Adjournment – 2:15PM

Audio of the Meeting can be heard in its entirety on the Rotonda West Web Site

Respectfully Submitted,
Claudette Romano
Lead Administrator

Attachments:

Board Meeting Agenda
Sign-in Sheets
Sign-in Sheet – Speakers
Treasurer’s Report
Manager’s Report
Motions
Residential Modification Committee Report