

ROTONDA WEST ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 27, 2017 – 2:00PM
646 ROTONDA CIRCLE

MINUTES

ROLL CALL: Russ Kulp (Chair), Scott Schermerhorn, Andy VanScyoc, Hank Killion, Stan Plizga, and Peter Traverso

ABESENT: David Kelly

Management: Claudette Romano, Lead Administrator

Other Members: Wayne Legris, George Krabbe, Susan and Steve Superak, John & Joann House, Sue Killion, Posey Bauer, George Hutton, Sam Besase, Manny Seligman, Barry Oglesby, Earl Haas, John & Barb Peszko, Ken Guillerm, Jack Horner, David McGrath, Naida Armagno, Wayne Mengel and Steve Froggatt

The meeting was called to order by President Kulp at 2PM. The Meeting was properly noticed and a quorum was present.

The Pledge of Allegiance to The United States of American was said by all.

The following Minutes were approved:

Board of Directors Special Meeting Minutes, June 22, 2017

Board of Directors Pre-Agenda Minutes, July 13, 2017

Members Input from Agenda – None

Treasurer's Report – Director Killion (Chair)

Director Killion stated the Treasurer's Report ending June 30, 2017 – Cash on hand is \$1,295,976.01. Year to date expenses were \$14,863.20 in the negative. We paid our last bill for the New Community Center.

Manager's Report – Manager Scott Feldkamp
Manager Feldkamp is on Vacation

Committee Reports

Election – Barbara Peszko (Chair)

Chairperson Barbara Peszko stated there was a meeting of this Committee on July 12, 2017 PM at the Administration Bldg. at 646 Rotonda Circle for Candidate Orientation. Dates to Remember – August 11, 2017 at 12:00PM deadline for applications; August 16th at 2:00PM Sorting of Applications for Mailing & Election Process; September 27th to October 9th mailing of documents to residence by Webb Lorah & MacMillan; October 19th at 7PM will be Candidates Night; November 8th at 2PM we will finalize plans & arrangements for Annual Meeting and instruct volunteers on the ballot counting procedure; December 7th at 1PM to 2PM counting of returned ballots, then recess to 7PM for Annual Meeting.

Activities – Director VanScyoc (Chair)

Director VanScyoc stated the Committee decided to move the meeting to the 1st Wednesday of each month at 9am.

Administration/Personnel – President Kulp (Chair)

No Report – No Meeting

Aquatic/Canal – Director Plizga (Chair)

Director Plizga indicated that the Committee updated and assigned tasks for the Statement of work.

Director Plizga moved the Board to authorize the Manager to proceed in advertising and releasing the RFP for Canal Maintenance which the Aquatics Committee has unanimously approved and Becker & Poliakoff has reviewed. 2nd by Director Killion. Motion carried unanimously.

Budget & Finance – Director Killion (Chair)

Director Killion indicated that no meeting was held in July. Starting in August, the Committee will start work on the 2018 Budget. Director Killion asked all Committee Chairmen to present their “wish list” for their Budget.

Director Killion moved the Board to transfer \$50,000 from Operating Account to Building & Grounds Reserve. 2nd by Director Traverso. Motion carried unanimously.

Buildings & Grounds – Director Killion (Chair)

Director Killion the Committee did not meet; but the 5-year Sub Committee did meet and completed their initial work to be presented to the full Buildings & Grounds Committee at the next meeting.

Community Relations – Earl Haas (Chair)

Chairman Haas stated “The Grand Opening” was a huge success. A total of 50 door prizes – including 3 baskets – were handed out. We did not run out of food OR people – 500 plus attended.

Next Party will be the Community Open House on Thursday, November 2, 2017.

President Kulp moved the Board to approve the date of Thursday, November 2nd for the next Rotonda West Community Open House. 2nd by Director VanScyoc. Motion carried unanimously.

We collected 526 pounds of food and paper products and \$224.00 in cash for Helping Hands of Englewood.

The Community Relations Committee prompted by Wayne Mengel have some suggestions to more personalize the Park. I will place a copy of this in your mail box so you can discuss at your Pre Agenda Meeting for August.

Compliance – Richard Duggan (Chair)

Barbara Peszko stated there were seven (7) violations for Brazilian Pepper Plants, one (1) house half painted and one (1) shed on side of house. Since their meeting, three (3) Brazilian Pepper Plant violations have been cured.

President Kulp moved the Board to execute (implement) the six (6) \$20 per day Deed Restriction violation fines approved and identified by the Compliance Committee. 2nd by Director Traverso. Motion carried unanimously.

Deed Restrictions – John Matuza (Chair)

No Report – No Meeting

Residential Modification – Director VanScyoc (Chair)

Director VanScyoc stated that applications for June totaled 49 with Painting leading the way and Fences in second.

Director VanScyoc moved the Board to approve a waiver to allow a 5' Open Fence for a Service Dog. Non-Precedence setting. 2nd by Director Traverso. Discussion ensued. Motion carried unanimously.

Director VanScyoc moved the Board to approve sending the Residential Modification Guidelines to our Lawyer, Becker & Poliakoff for review. 2nd by Director Traverso. Motion carried unanimously.

Unfinished Business - None

New Business & Correspondence – President Kulp

President Kulp read a Thank You Note from Mr. John Delaney.

Members Input – Non-Agenda Items

John Peszko, Chair – MSBU – Rotonda West Street & Drainage – discussed increasing the MSBU assessment to cover the cost of bridge maintenance and repaving our streets. Bridges need to be maintained as they only have a 50-year life span and the bridges are approximately 45 years old. Also, our streets will need to be repaved in a few years. With the increase, we will have 5 years of savings to cover both costs instead of getting hit with a huge increase all at once. Continuation of the bike path on Parade Circle will start in the fall. Discussion ensued and the Board will hold a Workshop on this subject.

Director Killion – Chairman MSBU West County Storm Water – Workshop on Right of Way – Blanket Easement – for County to repair pipes on private property. West County Storm Water MSBU will meet on August 1st.

Director's Input

Director Traverso suggested that everyone read Section 5 of the Deed Restrictions. There needs to be at least two (2) windows on either side of a home. A builder has not followed the rules. The Builder and home owner have been notified. A Violation letter will be sent and a \$20 per day fine will be enforced until rectified.

Director VanScyoc would like to discuss a night meeting every quarter. More discussion will take place at the Pre Agenda Meeting in August.

The Meeting adjourned at 3:05PM.

Next Board of Directors Meeting will be on August 17, 2017 at 2:00PM at 646 Rotonda Circle.

Respectfully Submitted,
Claudette Romano, Lead Administrator

Attachments:

Properly Noticed Agenda
Sign-In Sheets
Treasurer's Report
Board Motions