ROTONDA WEST ASSOCIATION, INC.
Board of Directors Meeting
Thursday, December 15, 2016 – 2:00PM
MINUTES

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

MANAGEMENT: Scott Feldkamp, Manager
Claudette Romano, Lead Administrator

OTHER MEMBERS: John/Barbara Peszko, Lois Burger, Sam Besase, Nick Gizzi, Richard Duggan, Bernard Schmelz, Earl Haas, Sue Killion, Susan & Steve Superak, George Hutton, Dale Jensen, Donna Stosdill, Stephen Froggatt, Don Mahon, Pat Dix, and Larry Hinkle

The meeting was called to order by Director Kulp at 2:00PM. The meeting was properly noticed and a quorum was present.

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

Director Killion moved the Board to approve the Minutes of the Board of Directors Meeting- November 17, 2016 and the Board of Directors Pre-Agenda Meeting – December 8, 2016. 2nd by Director Schermerhorn. Motion passed unanimously.

Members Input from Agenda: NONE

Treasurer's Report:
Director Killion stated his report was exactly the same as he presented at the Annual Meeting; Cash on hand - $1,311,553. Year to date expenses ending November, 2016 are in the positive at $6,067.41.

Manager's Report:
Manager Feldkamp stated that in the next few months, the greenbelts will be trimmed back, the Brazilian Pepper eradication program gets into full swing. New independent social groups are forming like the *Meet and Greet Group and the Group that gathers on the beach at sunset.*

Jay Lyons, the RWA Manager for over eight (8) years has moved onto new challenges. President Glynn Perkins has turned the reigns over to President Russ Kulp. The King is a *"back-bencher"* (English term) long live the new King. Manager Feldkamp thanked Glynn for bringing him to Rotonda West.

New systems are being implemented for communications and plans are to have online payment capability and online voting within the next year.

The new Meeting facility is having the roof put on it as he speaks.

Reminders for everyone:
No one has been fined for violating the Brazilian Pepper Removal requirement. That comes to an end as of January 4, 2017. If you have not cleared the Brazilian Peppers off your unimproved lot by that date, you can and will be fined $20/day until it is done. You can avoid the fine by maintaining your property or providing proof that the work is under contract. This program is in its 5th year. Over 900 lots have been cleared and 150 are scheduled for clearing. Of the 8,010 properties in The RWA, about 350 property owners have not complied. Maintaining your property is your responsibility.

Keeping your contact information current with the Association is also your responsibility. It is incumbent upon you as a property owner to know what is going on in Rotonda West. The best way to do that is to keep your contact information up to date; mailing address, phone number and e-mail.

As Manager Feldkamp's first year at RWA closes and the New Year begins, he is perpetually impressed with the dedicated and talented volunteers and staff with which he works. Everyone genuinely cares about the future of Rotonda West and he sincerely thanks them for welcoming him not just as a co-worker but as a friend. **Manager Feldkamp wished everyone a Merry Christmas – Ho, Ho, Ho.**

Committee Reports

Election:
Chairperson Peszko stated that there will be a meeting in February, 2017 pertaining to Electronic Voting. Manager Feldkamp indicated that Becker & Poliakoff will be contacted with respect to a new pricing schedule to implement Electronic Voting.

Administration/Personnel:
No meeting was held

Aquatic/Canal:
No meeting was held

Budget & Finance:
Director Killion stated that the Committee met on Tuesday and reaffirmed the Budget. The Committee completed all their work as noted by the Budget & Statements for 2017 being mailed this week.

Buildings & Grounds:
Manager Feldkamp discussed renewing the contract for Ecological Clearing – Bob Reynolds- Canal Banks. Same contract amount as 2012 to continue to 2020. **Director Killion moved the Board to renew the current contract for Canal Bank Mowing - $137,745**. 2nd by Director Traverso. Motion carried 6-1**. Director Kelly voted in the negative.**

An update on the Community Meeting Building was given by Manager Feldkamp. Trusses & decking are being installed – should be under roof tomorrow. Windows & doors are being delivered next Friday with the Windows going in first and then the doors. All are custom made. We may be water tight by December 23, 2016.
Paul Bigness is an excellent contractor – he is on site everyday making sure things are going smoothly.

The Committee will be working on Strategic Planning – 5 year Plan – in 2017.

Community Relations:
Manager Feldkamp acknowledged Earl Haas for the amount of work that he accomplishes along with his Committee.

Chairman Haas stated the Gazebo Island Christmas Light and Boat Parade was held on December 3rd and ALL Memorial parks were lit shortly after that. There were five (5) Boats, 2 Fire Trucks, about 200 people and Santa & Mrs. Claus. Santa & Mrs. Claus handed out around 180 candy canes to children. We had quite a collection of children. Thank you to the Woman's Club and the Hills Country Club for supplying the "treats".

Earl received a call indicating that someone found our "Missing" Toy Soldier from two (2) years ago. If it is our Toy Soldier, he will have a discussion with the home owner in South Gulf Cove.

The Christmas Parade on December 10th had 37 Antique and Classic Cars from the Rotonda Cruisers. Thank You Barb & John Peszko.

We had 32 Floats in the Parade. We collected 1,240 lbs. of food; $440 in cash & checks and 29 toys. All was delivered to the Helping Hands on Monday Morning by Earl Haas & Russ Kulp.

Trophies:

BEST YOUTH:	Lemon Bay High School Jr Navy ROTC
CHAIRMAN'S CHOICE:	Neighborhood Watch
BEST COMMERCIAL:	Charlotte County Tax Collector
BEST THEME:	Faith Lutheran Church
BEST ORGANIZATIONAL:	British American Club

Thirty-seven (37) Volunteers worked on these two events.

Also, a lady called and offered a FREE regulation size slate top pool table for our New Center.

Compliance:
Chairman Dick Duggan stated there were five (5) violations. Four (4) first violations at $20/day/photo. One (1) second violation at $100/photo. **Director Kelly moved the Board to approve the fines brought forward by the Compliance Committee. 2nd by Director VanScyoc.** Motion carried unanimously.

Manager Feldkamp indicated that at the beginning of the month we had 40 violations; but, with the new programs being implemented, owners are complying.

Deed Restrictions:
Director Traverso stated that the Committee is refining the list of priorities of deed restriction issues – moving forward to come up with those items that the Deed Restriction Committee deemed needed to have additions, deletions, changes, etc. The idea being once the Board approves them they will be sent to the Attorney for proper wording. Once the Attorney returns them and the Board approves any changes, they will be sent to the Developer.

The next item is that Manager Feldkamp has been working on revising the violation letters. The Deed Restriction Committee is impressed with what Manager Feldkamp has done. Director Traverso asked Manager Feldkamp to explain why this is necessary. Manager Feldkamp stated that the Association does not want to fine owners, but to have compliance. Some of the violation letters were five (5) pages long and owners were not reading them. With the help of Dick Duggan and the Deed Restriction Committee, we've come up with a one (1) page letter with attachments. We will try this and see how it works. Hopefully, this will make it easier for people to understand and comply with the regulations.

Director Traverso discussed the proposed Sub-Division – Parcel P4 part of White Marsh located at 951 Boundary Blvd – which is subject to New Construction Rules and RWA Deed Restrictions. One (1) home is built on this property, so far. Vantage Homes – Peter Ide – has gone to CC to split the rest of Parcel P4 into three (3) single family lots (2.69 acres). He plans to build three (3) homes – ***NO condos or apartments***. Mr. Ide may want to name it something – Sub-division within a sub-division. No problem. This is an odd shaped parcel; but, New Construction guidelines will be followed. Information will be at the Administrative Office. The area is zoned single family.

Residential Modification:
Director VanScyoc indicated in November we had 63. The breakdown is as follows: Painting (25), Roofing (12), Fences (12), Replacing Pool Cage/Expanding Cage Area (1), Replacing driveway (4), Patio (1), Replacing Entryway Tile (1), Widen Driveway (1), Shutters (1), Hurricane Windows (1), Covered Lanai (1), Outside Shower (1), Decorative Stones on front of house (1), and Pergola (1).

Unfinished Business: NONE

New Business & Communications:
Director Kulp would like a motion for the Manager to investigate the possibility of selling the lots at the entrance to Broadmoor Park. Discussion ensued. **Director Traverso moved the Board to direct the Manager to investigate the feasibility of selling and/or splitting the two (2) parcels at the entrance at 646 Rotonda Circle driveway and bring the information back to the Board. 2nd by Director VanScyoc.** Motion carried 6-1. **Director Schermerhorn voted in the negative.**

Member's Input:
Non-Agenda Items
John Peszko – Chairman MSBU – stated for everyone to keep an eye out for information on Charlotte County attempting to begin a NEW MSBU/TSBU for West Charlotte County to pay for Manasota Beach Sand replenishment at Stump Pass. All of Charlotte County should have to pay for the beach replenishment.

Larry Hinkle from Broadmoor Lane – We've lived there for 1 year. Noise during the day from construction is OK – that is good for the Association. Noise in the evening from speeding cars and car noises are ridiculous. Called the office and he was asked to call the Sheriff's Office, which he did; but so far no results. Mr. Hinkle suggested the Board have an Ad Hoc committee investigate this problem. Neighborhood Watch might be able to take down License Plate numbers of the offenders.

Director's Input:
Director Kulp thanked everyone for coming and also wished everyone a Merry Christmas and a Happy Holiday.

The meeting was adjourned at 3:00PM.

Respectfully Submitted,
Claudette Romano
Lead Administrator

Attachments:
Properly Noticed Agenda
Sign in Sheets
Treasurer's Report
Manager's Report
Community Relations Report
Residential Modification Report
Board Motion – Ecological Clearing Contract
Board Motion – Approve Fining
Board Motion – Feasibility of Splitting/Selling Two (2) Parcels
At the Entrance to 646 Rotonda Circle

The Audio for this meeting can be heard in its entirety at rotondawest.org