

**ROTONDA WEST ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**FRIDAY, February 17, 2017 – 2:00PM**  
3754 Cape Haze Drive  
**MINUTES**

**Roll Call:**

**PRESENT:** Russell Kulp (Chair), Scott Schermerhorn, Andy VanScyoc, Hank Killion, David Kelly, Glynn Perkins & Peter Traverso

**Management:** Scott Feldkamp, Manager  
Claudette Romano, Lead Administrator

**Others in Attendance:** George & Donna Krabbe, Stephen Froggatt, Posey Bauer, Nick Gizzi, Ken Guillerm, Stan Plizga, Sam Besase, John House, Susan Superak, Bob & Pat Dix, Richard Duggan, Earl Haas, Don & Ginni Mahon, Malcolm Richards, Sue Killion, Dale Jensen, D & D McGrath, Wayne Legris, and George Hutton

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 America was said by all.

President Kulp announced the passing of Fred Warner. Fred lead the Rotonda West Association as President and he also served on various Committees for many years. Services will be held on Saturday, February 18, 2017 at 10:30am at Faith Lutheran Church, Rotonda Blvd West. Following this ceremony, a Military Service will be held at the American Legion Post 113 at Noon. President Kulp extended condolences to the Warner family.

The Minutes of the Board of Directors Meeting of January 19, 2017 and the Board of Directors Pre-Agenda Meeting of February 9, 2017 were approved as distributed.

**Members Input from Agenda**

Nick Gizzi stated that he was in favor of retaining the Aquatic Canal Committee.

**Treasurer's Report**

Director Killion stated Treasurer's Report ending January 31, 2017- Cash on hand is \$1,987,618. Year to date on expenses are on budget for the year.

## **Manager's Report**

Manager Feldkamp stated the following in bullet format: Volunteer requests to join committees are up significantly; Property values are steady; Property sales volume is down slightly; New construction starts are steady; Meeting Center construction is on schedule and budget; Broadmoor Park visitors have increased significantly; Broadmoor Park PEP (Pepper Eradication Program) is about 70% complete; Deed Restriction violations are up significantly (due to PEP); Fining is down (aside from PEP); PEP vendor contracts are increasing at a decreasing rate; Annual assessment payments are ahead of schedule; Delinquent accounts are declining; Reports of wildlife incursions are down; Applications for Residential Modifications are up significantly; Museum Archival project is on-going; Reserve funding is on schedule; The Managers desk is old and broken and could be replaced; Two service contracts are being renegotiated; Tractor purchase bids are in and being analyzed; and finally, Mowing season will begin next week.

## **Committee Reports**

### **Election – Barbara Peszko (Chair)**

President Kulp stated there will be a meeting on Thursday, February 23, 2017 and Attorney Sarah Spector will present a live demonstration on Electronic Voting.

### **Activities - Director VanScyoc (Chair)**

Director VanScyoc stated that the Committee did meet to establish parameters and discuss what we will be doing in the future; basically, the scheduling and utilization of the Meeting Center & park areas. We are working with other Committees making sure we are not infringing on their purview.

Director VanScyoc moved the Board to approve additional members to the Committee; namely, David Kelly, Susan Superak and Stan Plizga. 2<sup>nd</sup> by Director Killion. Motion carried unanimously.

### **Aquatic Canal – Stan Plizga (Chair)**

Director Killion stated the Committee did not meet.

President Kulp indicated he has requested that Stan Plizga work with Manager Feldkamp on different research projects. When results are ready, Chairman Plizga will bring these results back to the Aquatic Canal Committee for further discussion and whether recommendations need to be brought forward to the Board.

### **Budget & Finance – Director Killion (Chair)**

Director Killion stated the Committee reviewed the January Reserve Budget to make sure finances were in order for the new Community Meeting Center. Everything is in good shape. Even though we had last minute expenses, we are able to meet our

obligations. Two members came to the meeting expressing to join the Committee. They will be submitting resumes and these will be discussed at next month's meeting.

### **Buildings & Grounds – Director Killion (Chair)**

Director Killion stated the Committee did meet last week. Two (2) motions have been approved by the Board at the previous Joint Meeting; the first is some of the interior designs and the second was the exterior color.

**Director Killion moved the Board to approve the spending of approximately \$15,000 to build the walking path around the “West Lake”, also known as Great Scott Lake. 2<sup>nd</sup> by Director Traverso.** Discussion ensued. Director Killion also mentioned that if we were to wait to do this, it would cost around \$35,000. The equipment is here (Hughey Construction). We would have a \$20,000 savings.  
**Motion carried unanimously.**

### **Community Relations – Earl Haas (Chair)**

Chairman Haas stated that West Ways will be mailed about March 3, 2017. Our Web Site hits are as follows: December 4,481 – most hits are for our Calendar & Forum. Countries: United States, Israel, Germany, Russia, Ukraine, Canada, China, and Great Britain. Volunteer Appreciation Banquet will be held on Sunday, March 5<sup>th</sup> at “The Hills”. 104 Invitations were mailed. As of February 15<sup>th</sup>, 60 reservations have been received. Deadline is February 24<sup>th</sup>. Please wear your name badges.

Our next event will be the Community Open House on March 30<sup>th</sup> at “The Hills”. And then the Charlotte County Stone Crabs Season begins in April. We chose Saturday, April 29<sup>th</sup> for Rotonda West – a fireworks night. We will sell tickets on April 15 & 22 at \$5 and parking is still \$4. More information will be in the West Ways and News releases.

**President Kulp moved the Board to approve the following dates for the corresponding events: Saturday, April 29<sup>th</sup> – Rotonda West Night at the Stone Crabs Ball Game; Saturday, November 25<sup>th</sup> – Annual Gazebo Island Lighting Ceremony; and Saturday, December 2<sup>nd</sup> – Annual Christmas Holiday Parade. 2<sup>nd</sup> by Director Killion. Motion carried unanimously.**

### **Compliance – Richard Duggan (Chair)**

Richard Duggan, Chair stated the Compliance Committee met on Monday, Feb. 12<sup>th</sup>. We had 33 violations. We had 27 Brazilian Pepper Tree violations and six (6) various other violations. Eleven (11) of the Brazilian Pepper Tree violations have been cured since the meeting and two (2) of the other violations have also been

cured. The Committee recommends to the Board that these violators be fined \$20 per day – sixteen (16) Brazilian Pepper Tree violations and four (4) other violators. **President Kulp moved the Board to implement the \$20 per day fines as approved by the Compliance Committee. 2<sup>nd</sup> by Director Traverso. Motion carried unanimously.**

### **Deed Restrictions – John Matuza (Chair)**

Director Traverso stated the Committee is reviewing the priority list. The Committee will bring forward a complete list when completed. John Matuza and George Hutton will be compiling this information both for Deed Restrictions and for the Residential Modification Committee. This way there will be continuity with both Committees.

### **Residential Modification – Director VanScyoc (Chair)**

Director VanScyoc stated there were 49 applications. The breakdown: Painting including driveways (26); Windows & Shutters (3); Roofing (5); Fence/Site Screens (5); Driveway Extension (1); Replace Driveway with Pavers (1); Replace pool cage (2); Pool Deck (1); Garage screens (1); Lanai expansion (1); Front/Garage doors (2); Cover wood with Vinyl (1).

### **Unfinished Business**

None

### **New Business & Correspondence – President Kulp (Chair)**

President Kulp indicated that the Association Office received two (2) pieces of correspondence which the Association is aware that problems exist but for which solutions are unfortunately limited at this time.

The first letter is from William McGuckin of 486 Rotonda Circle. His complaint concerns substantial dirt blowing from areas being stripped of grass from fairways and the rough at Pinemoor West Golf Course. We know that Rotonda Golf Partners is aware of the problem; and, we are hopeful that mitigation measures will be taken. We will continue to advise builders to use any appropriate means to block and limit dirt blowing off their sites.

The second letter is from Elsie Rist of 65 Sportsman Road whose complaint concerns the situation of a neighbor's house which was sold to an overseas owner. That owner rents out that property consistently to short-term renters who create a myriad of problems. The only remedy that the RWA has at the moment to address problems which are actual Deed Restriction violations is to identify them and send violation letters to the absentee owners; which, if not corrected, will result in fines being levied. The RWA office does, whenever feasible, call homeowners to alert them to problems being created by their renters. We do get some positive feedback from

owners who have received these calls to help them avoid being fined. On the issue of excessive noise, the best way to deal with this is to notify the Sheriff's Office and lodge a complaint. Our measures to deal with short-term renter problems are limited.

**Update on "Time Capsule"** – Manager Feldkamp stated there is a small footprint in the New Community Meeting Center that can be utilized for this purpose. Manager Feldkamp has asked Don Mahon and Pastor Karl to see if they want to utilize this space for any Historical information which wouldn't be opened until 2117.

### **Member's Input Non-Agenda Items**

**Director Killion (Chair) – MSBU West County Storm Water** – had meeting last week. Ongoing problem with obtaining access to work on properties so Greenbelts can be worked on. \$500,000 was placed in the budget for survey of Greenbelts to see how the draining is proceeding. We are making progress – slowly. The County is working on one of the Greenbelts to place pipes for utilization of reclaimed water.

Malcolm Richards indicated he was one of the first "Brits" to own a home in Rotonda West. Due to Charlotte County Taxing, he along with other foreign owners have been forced to sell their homes. He has enjoyed 21 years here. No reflection on the Community. Dr. Richards thanked the Board for all the hard work they've done. Manager Feldkamp stated that Malcolm will be missed. President Kulp thanked Malcolm Richards for his support and his commitment to the Community and also stated that he will be missed.

Director Killion mentioned the safety issue of the docks at the Oakland Hills Marina. The Buildings & Grounds Committee have given Manager Feldkamp the ability to inspect the docks and to replace boards that need replacing. The cost will be within the purview of the Manager so no motion is needed for this work. Director VanScyoc mentioned that the work will be completed in-house by our Maintenance staff.

President Kulp indicated we have had a long association with Key Agency. Lately, President Kulp and Manager Feldkamp have noticed a decline in customer service, along with other situations. The Association will be going with BB&T. Manager Feldkamp indicated that Key Agency is a fine company; but of late problems with service has occurred. BB&T can provide us with additional coverage – such as – Cyber Breach.

## **Director Input**

**Director VanScyoc moved the Board to name the meeting room in the new building currently referred to as the “west” room to be designated as the Fred Warner Room. 2<sup>nd</sup> by President Kulp. Motion carried unanimously.**

The meeting Adjourned at 2:43PM.

Next Meeting of the Board of Directors is March 16, 2017 at 2PM.

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  
Response to Communications  
Board Motions