

ROTONDA WEST ASSOCIATION, INC.

**Board of Directors Meeting
Thursday, May 17, 2018 – 2PM**

MINUTES

Present: Russ Kulp (Chair), Hank Killion, Andy VanScyoc,
David Kelly, Stan Plizga, Patti Cowin, & Peter Traverso

Management: Scott Feldkamp, Manager
Claudette Romano, Lead Administrator

Members Present: Corliss Arent, John & Barbara Peszko, Earl Haas,
Donna Stogsdill, Linda & Bob Bondeson, Manny Seligmann,
Jack Horner, David & Diane McGrath, Bob Barrett, Cari Hale,
George Krabbe, Wayne Legris, Don Mahon, Sue Killion,
Pat Dix, and Geoff Lorah (Association Accountant)

The meeting was called to order at 2PM by President Kulp. 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 Board Meeting Minutes of March 15, 2018; Board of Directors Pre-Agenda Minutes of April 12, 2018; and the Board Pre-Agenda Minutes of May 10, 2018. 2nd by Director Plizga. Motion carried unanimously.

Members Input (Agenda Items) – NONE

Treasurer's Report

Director Killion introduced Geoff Lorah, Association CPA to review the Audit. Geoff Lorah indicated that there were many positive things that occurred in 2017. The Audit Report was a clean report meaning that it received the highest level of assurance that the independent Auditors could give in relation to the Association's financial statements. *Geoff Lorah's entire report can be heard on the recorded audio.*

Director Killion indicated that at the end of 2017 All debts are paid! The Association is debt free.

Director Killion gave the Treasurer's Report – Cash on hand at the end of April 30, 2018 is \$1,772,478. Year to date is favorable at \$93,512. We will be able to purchase future equipment by cash.

Manager's Report

The mowers are mowing. We are a full four (4) weeks ahead of last year's schedule. The Community Center is almost 1 year old. We average 76 events monthly. Over 200 people visit Broadmoor Park every day. Some days 250 people. Parking lot light-tower/generator should be delivered within the next four weeks. Willow trees have been planted at all of the parks and the island-100 of them. Wildflowers have been planted throughout Broadmoor Park – 57,000,000 of them. The new roadside parks are complete with the exception of the benches. The Broadmoor parking area is resurfaced and the boulders have been removed. The sound systems has been improved. Can you hear the difference? Four additional video monitors are ordered and ready to be installed in the Community Center. An aeration fountain has been donated and will be installed in the West Lake. A new directional sign was installed at the North Entrance. Aquatic plant zones will be added to the shorelines at each of the roadside parks.

Committee Reports

Election – Barbara Peszko (Chair)

There will be a Candidate Orientation Meeting on July 11, 2018 at 2PM. On August 10, 2018, all Candidate Statements need to be sealed and in the lock box in the Administration Building by 12PM – no later.

Activities – Director VanScyoc (Chair)

Items approved by the Committee for Community Center Usage at the April 19th meeting: May 12, 2018 (Saturday) Boy Scout Troop 26 & Eagle Ceremony; June 28 2018 (Thursday) Englewood area Board of Realtors Meeting; August 6, 2018 (Monday) Vineland Elem. School Professional Development Day; October 13, 2018 (Saturday) GFWC RWWC Green Dot Bystander Training.

Items approved by the Committee for Community Center Usage at the May 17th meeting: May 19, 2018 (Saturday) Flotilla 99 – USCG Aux.- Boat Safety; August 9, 2018 GFWC RWWC-Blood Drive (Big Red Bus); August 23, 2018 (Thursday), Englewood Area Board of Realtors, Meeting/Mixer; 1st & 3rd Tuesdays starting in June - Writers Group; ***January-March, 2019*** – Charlotte County Sheriff's Office – Community Affairs, Citizen's Police Academy 4 classes; ***April 18, 2020 (SATURDAY)*** 40th Wedding Anniversary.

Director VanScyoc moved the Board to approve all Community Center Usage applicants. 2nd by Director Killion. Discussion ensued. Motion carried unanimously.

Director VanScyoc moved the Board to approve the expenditure of up to \$4500 for an Anniversary Celebration – July 22, 2018. 2nd by Director Killion. Discussion ensued. Motion carried unanimously.

Director VanScyoc moved the Board to approve the addition of Mr. & Mrs. Kipp to the Wildlife Sub Committee. 2nd by Director Plizga. Motion carried unanimously.

Director VanScyoc moved the Board to approve the addition of Corliss Arent and Linda Bondeson to the Activities Committee. 2nd by Director Cowin. Motion carried unanimously.

Administration/Personnel – President Kulp (Chair)

No Report

Aquatics – Director Plizga

Mike Sowinski from Fish & Wildlife has a background in waterways, lake and pond restoration. He will be presenting an overview of his observation of our lakes and ponds in Broadmoor Park on Friday, May 4th. Mike will be our guest speaker at the Aquatic Committee meeting Wednesday May 23rd. Per his visiting our park, recommendations will be made on the use of native plants to establish a habitat for wildlife and control erosion. Yard sticks were placed in four (4) of our lakes as a relative measure of how rainfall and runoff impacts the water levels in those lakes. Data will be collected for future analysis. The Aquatic Committee working with Scott and his staff will be implementing a plan to select, purchase and have planted the native plants recommended by professionals that have visited our site. Working as a team, this project will be fun and help us meet our goals in restoring the lakes and ponds in our park. Lastly, I want to thank the Woman's Club for providing the Aquatic Committee with shelf space in the Library. The Committee has provided reading material related to the aquatic issues. Please, read, educate yourself. It may shed some light on what we are trying to accomplish. As a follow up, attend the Aquatic Committee meeting to be more informed.

Director Plizga moved the Board to approve \$10,000.00 from the Aquatic Reserve Budget to purchase plants and plant in the Memorial parks and West Lake in Broadmoor Park. 2nd by Director Traverso. Motion carried unanimously.

Budget & Finance – Director Killion (Chair)

Director Killion moved the Board to amend the previous motion to move \$100,000.00 to Reserve to move \$110,000.00 to Reserves. 2nd by Director Cowin. Motion carried unanimously.

Director Killion moved the Board to Foreclose on ten (10) properties working with the Big W Law Firm. 2nd by Director VanScyoc. Motion carried unanimously.

Buildings & Grounds – President Kulp (Chair)

Committee discussed the four (4) monitors that will be purchased for the Community Center. President Kulp, Sam Besase and Manager Feldkamp will discuss the extension & update of the 5-year Development plan tomorrow. Carl Couture, Art Richards, and Sam Besase were charged with evaluating the walkway and Gazebo bridge. The bridge has been closed.

President Kulp moved the Board to authorize the manager to enter into a contract with an appropriate qualified engineer or engineering firm to provide an assessment of the work required to successfully stabilize and secure the walkway and bridge to the Island at Oakland Hills Marina. 2nd by Director Traverso. Motion carried unanimously.

Pavers for the Tiki Hut have been deferred to 2019 since it was not budgeted for 2018. Also the Directors chairs have been deferred to a later time.

The Committee was asked by the Pentaque group to modify their area. Committee members looked into it and reported their request was justified.

President Kulp moved the Board to approve to relocate and extend the Pentaque Court and trim the appropriate trees. 2nd by Director VanScyoc. Motion carried unanimously.

The Committee recognized the efforts of the Lemon Bay Garden Club and the Girl Scouts in Broadmoor Park with assistance/pushing from Sue Killon were given two significant awards, one by the Florida

Federation of Garden Clubs and a 1st place by the Deep South Garden Club.

The Buildings & Grounds Committee discussed whether Broadmoor Park should be a sanctuary for any Wildlife.

Director Killion moved the Board that Broadmoor Park not be a Sanctuary for any Wildlife. 2nd by Director Traverso. Discussion ensued.

Director Traverso moved the Board to Postpone the previous motion of Broadmoor Park not be a sanctuary for any wildlife. 2nd by Director VanScyoc. Motion passed 6 to 1 with Director Killion voting in the negative.

Community Relations – Director VanScyoc (Chair)

Wayne Mengel will handle the overhaul of the Website. West Ways is on schedule. There will be only one (1) open House.

Director VanScyoc moved the Board to approve the following two dates; July 22, 2018 for the 1st Anniversary of the opening of the Community Center and November 15, 2018 for the Open House. 2nd by Director Killion. Motion carried unanimously.

Compliance Committee – Dick Duggan (Chair)

See Attached

Deed Restrictions – John Matuza (Chair)

Minor changes made by the Developer need to be approved by the Board of Directors. Director Traverso will be making that motion. At the last Deed Restriction Meeting, Peter Traverso and I resigned from the Committee. There are no further meetings scheduled. With the recording of these documents – Deed Restrictions and Residential Modification – will be in sync. These changes have taken 2 ½ years.

Director Traverso moves the Board to approve the Final Amended Restatement of Restrictions for Rotonda West and the Final RMC

Guidelines and submit to the Developer for his final sign off. 2nd by Director Cowin. Discussion ensued. Director Traverso agreed to amend his motion and Director Cowin amended her 2nd.

Director Traverso moves the Board to approve the amended Final Amended Restatement of Restrictions less revised wording in Section 20(c). 2nd by Director Cowin. Motion passed 6 to 1 with Director Kelly voting in the negative.

Residential Modification – Manny Seligmann

Residential Modification applications for March – 94 – 91 approved
Residential Modification applications for April – 90 -89 approved
Paintings lead the way with fences/site screens next, followed by roofs, windows/doors, etc.

New Business & Correspondence – President Kulp

President Kulp moves the Board to approve the donation of a fountain by Tim Farrell for installation in West Lake. 2nd by Director VanScyoc. Motion carried unanimously.

Director Cowin responded to an unsigned Letter – this one-time only

Member's Input (Non-Agenda Items)

John Peszko – MSBU Rotonda West Street & Drainage. Roads will need to be resurfaced and will cost residents. An increase in MSBU funds will be implemented from either \$70 to \$160 or \$70 to \$125. There will be an MSBU meeting will be held on July 23rd at San Casa at 9am. Everyone is encouraged to attend to express their opinion.

Director Killion – West County Storm Water - additional Grass Carp have been added to the canals to help with the erosion problem. Still

working on Blanket easement to help with the drainage issues. Speaking with Commissioner Truex.

Bob Barrett – Questioning his concern in medians on Blvds. The County is responsible for the Medians. Discussion ensued. RWA needs to trim, mulch and weed the Medians.

Sue Killion – Challenged some decisions of the County. Medians need curbing. No irrigation, no plantings, no curbing. Bike Racks – Blvd West Requested bike rack be moved to other side of street where children are chaining their bikes to trees with a bike rack across the street. County refuses to move bike rack.

Directors Input – NONE

The next Board of Directors meeting is June 21, 2018 at 2PM

Adjournment

The meeting adjourned at 3:55PM

Respectfully submitted,
Claudette Romano
Lead Administrator

Attachments
Agenda
Motions
Correspondence