

ROTONDA WEST ASSOCIATION, INC.
646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors
&
Building & Grounds Minutes Meeting
Thursday, May 6, 2021 – 10:00AM

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, Bernie Schmelz, Jerry Eldred

Building & Grounds: Sam Besase, Hank Killion (via zoom), John Peszko, Jerry Eldred, Cheryl Lateer, and Ellen Cassanos

ABSENT: Stephan Froggatt, Dominick Sauvage

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel

The Meeting was called to order by President Aho at 10:00 AM. The meeting was properly noticed, and a quorum was present.

President Aho requested a motion for the approval to remove face masks during the workshop discussion. Director Shaw made the motion for the approval to remove face masks. Director Eldred 2nd the Motion. Motion passed Unanimously.

President Aho announced the presence of the Building & Grounds Committee and thanked them for their hard work on putting together a draft of a 5-year plan of Capital Projects that were presented to the Board for prioritization purposes only. President Aho also noted that the following projects have already been approved by the Board and requests that they not be included in the workshop discussions. They are as follows:

Pick Up Trucks (2)-Used, John Deere Series 5100 Tractors (2), Reconnect Maintenance Area Bathroom, Concrete Work-CC West & South, Small Tractor w/Back blade, Z-Turn Mower Trade Ins.

Mr. Peszko mentioned his concern that some projects were previously removed and are now back on the draft without being voted on by all Building & Grounds Committee Members and would like explanations and in-depth discussions on all items listed on the projects list.

President Aho opened discussion on remaining items on the 3-year Plan draft of Capital Projects. Below listed items were discussed and listed by priority.

ROTONDA WEST ASSOCIATION

BUILDING & GROUNDS COMMITTEE

3 YEAR PLAN -- CAPITAL PROJECTS

RWA 3 YEAR PLAN - CAPITAL PROJECTS	2021	2022	2023	PRIORITY	ITEM	AMOUNT
ADMINISTRATION BUILDING EXTENSION (APPROXIMATELY 1400 SF) and PUBLIC RESTROOMS (cinder block all 4 sides) (approx. 14x14=196 SF) 8 PERSONNEL PLUS 2 CONFERENCE ROOMS PLUS BREAK ROOM PLUS STORAGE	100,000	150,000	50,000	HIGH 1	1	300,000
AUDIO-VISUAL EQUIPMENT (P-T-Z CAMERA) (TV) (UPGRADE SPEAKERS)(LAPEL MIKES)(MORE MIKES)(LANAI SPEAKERS)(ADMIN UPGRADES)	12,000	4,000	4,000	HIGH 2	2	20,000
GENERATOR (Perhaps Combine with Admin Bldg. extension)	20,000			HIGH 3	3	20,000
EROSION CONTROL – OAKLAND HILLS MARINA (SHORE SOCK OR OTHER ALTERNATIVES)	18,000			HIGH 4	4	18,000
CANAL MAINTENANCE ACCESS - South East side		29,000		MED 5	5	29,000
SCREEN COMMUNITY CENTER LANAI – SOUTH & WEST SIDES – incl 5 ingress/egress doorways		9,000		MED 6	6	9,000
MAINTENANCE BLDG – CONNECT A & B		8,000		MED 7	7	8,000
SHELTERS – BROADMOOR PARK - 20X20 (2) 10X15		9,000	9,000	MED 8	8	18,000
VIEWING & FISHING DOCK (SOUTHEAST)			8,000	MED 9	9	8,000
FITNESS ITEMS – BROADMOOR PARK TRAILS		4,000	4,000	LOW 10	10	8,000
TIKI HUT SHELTER – FLOOR OF SHELL			8,000	LOW 11	11	8,000
EMERGENCY – UNDETERMINED ITEMS/PROJECTS	15,000	17,000	17,000		???	49,000

05/07/21

Directors noted that this is a priority list at this time, and as items come up to the Building & Grounds Committee, they can ask that these priorities be shifted, but only with Board approval.

President Aho again thanked the Board and the Buildings & Grounds for their time and hard work given to this project. There being no further business, the BOD & the Building & Grounds workshop meeting adjourned.

ADJOURNMENT

Meeting adjourned at 11:15 a.m.