

ROTONDA WEST ASSOCIATION, INC.  
Buildings & Grounds Committee Meeting  
Thursday, August 8, 2019  
MINUTES

Meeting was called to order by Chairman Kulp at 2:00 p.m.

Present: Russ Kulp (Chairman), Hank Killion, Bob Bondeson,  
Gorge Krabbe, John Peszko, Art Richards, Sam Besase,  
and Ellen Cassanos

Absent: Bob Barrett, Sue Killion, and Andy VanScyoc

Others Present: Susan Superak, Pattie Aho, Linda Bondeson, Joe  
and Pam Amabile, Bernie Schmelz, Barb Peszko,  
and Stephen Froggatt

June 13, 2019 minutes were approved.

Manager Feldkamp and Chairman Kulp presented brief updates  
on a number of items:

- The Community Center's contractor, Synergy Construction, will assume responsibility and costs for remediating the condensation in the building's attic area.
- The extension of the Maintenance Access Area at the Oakland Hills Marina is now scheduled for completion in steps from August 19 to the 21<sup>st</sup>.
- The effort to remove Brazilian Peppers in the greenbelts, particularly in Pinehurst, has been completed at this point and is under budget. But this will be an ongoing effort. The maintenance crew has been mowing the greenbelts but Floridaquatics' Truxor may have to be utilized soon because of the recent significant rain. The sixth (6<sup>th</sup>) mowing cycle of the vacant lots for this year has begun. Time has been

saved with the use of the Z-Turn movers in Oakland Hills and elsewhere. The current full mowing cycle timeframe is 4.8 weeks.

A suggestion was made that an article about the vacant lot mowing and the time it takes and the conditions effecting it would be appropriate to put in *West Ways*. It was stressed that the article should identify the difference between the grass cutting on improved lots where deed restrictions limit the height and the mowing of vacant lots which is done in cycles of roughly 6 weeks beginning in Oakland Hills and working around to Pine Valley. Depending on weather conditions, grass in vacant lots can be 24” or more in height.

- There was discussion on the proposed replacement of the 29 sector signs. Some have been disappeared and others are in a deteriorated condition. Manager Feldkamp stated that there are 40 signs altogether including directional signs. The Committee agreed that the signs should be made of the same material as the sample shown to the Committee by Tim Freeman and the Association’s Logo on the Center’s wall, but also be reflective. The cost will be around \$400 per sign. Also, the Committee agreed that the sector signs should all be made in the same style as the current ones. John Peszko moved that the Committee recommend to the Board of Directors that funds be expended to replace all 29 of the sector signs as described above. Hank Killion seconded the motion; and, it passed unanimously. It was decided to postpone replacement of the directional and other signs until next year.
- The next topic was the Bocce Court project which has been approved for 2020. Ellen Cassanos accepted Chairman Kulp’s request to coordinate the project along with John

Peszko and Art Richards and to engage Member Jim Thompson, who appeared at the last Committee meeting stating he has had experience with Bocce Court installations and offered to help. The Committee agreed that there should initially be two courts built with space for a third. Meanwhile, Chairman Kulp and Bernie Schmelz will do a reassessment of the preferred location in the Park for the courts.

- The final progress report item was about the improvement of the Center's A/V system. Manager Feldkamp stated that there has been noticeable improvement recently with the purchase of some new components and microphones and rewiring. With help from Steve Froggatt, he will continue working on further improvements as time permits. A suggestion was also made that maybe contacting Lemon Bay High School to see if any of their students would be interested in helping with our audio visual system.

The meeting then began discussion of two major new topics. The first of these is the proposed purchase and installation of a professional security camera system for the Administration and Maintenance buildings. The budget-approved estimated cost of the system was not to exceed \$10,000. The Manager advertised and solicited four (4) cost proposals. Chairman Kulp stated that the bids ranged from \$7500 to \$10,500. He reminded the Committee that the Association is not obligated to take the lowest bid. Discussion ensued on the bids received.

After discussion, the consensus of the Committee was that the bid from Tech Helper for just over \$8000 should be the choice. Tech Helper installed the system in the Community Center building

and that has been working well. The owner is local and has been very reliable whenever the Association has needed his follow-up services; and John Peszko added that this same vendor is contracted with the RV Association and has delivered excellent service on his equipment for them. Manager Feldkamp stated that he felt that Tech Helper will be able to provide all the required equipment and functions including on demand audio recording. John Peszko moved that the Committee recommend to the Board of Directors that the Association accept the Tech Helper bid proposal. Bob Bondeson seconded the motion; and it passed unanimously.

The Committee then began discussion of the other major item, that being the extension of the current canal bank mowing contract which is set to expire in early 2020. Hank Killion, Russ Kulp, and Sam Besase along with Manager Feldkamp met with Bob Reynolds of Ecological Clearing, the current contractor. The existing contract allows for up to three years of extension. Mr. Reynolds stated that he would very much like to continue doing the work and would be amenable to keep his cost of the service the same as it now is. He explained that although new home building has reduced lots, the clearing of Brazilian Peppers has actually added lots which could not previously have had their banks mowed. The overall time spent mowing has remained the same.

The Committee discussed the options with respect to canal bank mowing including taking the service in house as it did with vacant lot mowing, re-procuring the service contract or extending the current contract. Canal Bank mowing poses a risks not only in the difficulty of mowing but in the liability potential if a tractor is

overturned into a canal. The Committee unanimously agreed that the Association should not consider doing it with its maintenance staff. The Committee also agreed that the current contractor has been doing an excellent job, is experienced and has all the appropriate equipment. With the cost to remain the same and the time and effort saved, the Committee felt it was appropriate to recommend extending the contract for three years. John Peszko moved to recommend to the Board of Directors that the Canal Bank Mowing contract be extended for three (3) years. Sam Besase seconded the motion; and, it passed unanimously.

The Committee then discussed the possibility of doing an update to the original Broadmoor Park survey of member wishes for future development. The Committee will look for volunteers to organize and oversee a survey update. Sam Besase said that he continues to request that the Video monitors in the Center have agendas on screen for meetings. The Committee also discussed the desirability to have live streaming of meetings. Manager Feldkamp and Steve Froggatt will work on trying to achieve that and will also investigate doing a project for credit with local high school students. John Peszko asked about whether there are going to be traffic directional signs and arrows for the Center parking lot area. Chairman Kulp explained that that will happen when the driveway and parking area by the Community Center is resealed and restriped next year. Finally, responding to a question from Sue Superak in the audience, Chairman Kulp stated that the money for the previously proposed shelters for along the walking paths will be included in next year's B & G budget priorities. The shelters still need to have a finalized design.

The next meeting is scheduled for September 12, 2019 at 2 p.m.

The meeting adjourned at 3:10 p.m.