

# **ROTONDA WEST ASSOCIATION, INC.**

Board of Directors Meeting

Thursday – December 20, 2018 – 2pm

## **MINUTES**

**Present:** Hank Killion (Chair), Russ Kulp, Andy VanScyoc,  
David Kelly, Stephen Froggatt, Patti Cowin and Peter Traverso

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

**Members Present:** Ken Guillerm, Barb & John Peszko, Earl Haas,  
Manny Seligmann, Sue Killion, Richard Duggan,  
Bernie Schmelz

The meeting was called to order at 2PM by President Killion. 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 Kulp moved the Board to approve the Board of Directors Meeting Minutes for November 15, 2018, Board Reorganization Meeting Minutes for December 11, 2018, and the Board Pre Agenda Meeting Minutes of December 13, 2018. 2<sup>nd</sup> by Director VanScyoc. Motion carried unanimously.**

**Members Input (Agenda Items Only)**

NONE

### **Treasurer's Report – Director Killion**

Cash on hand at the end of November 30, 2018 is \$1,075,430. Year to date is favorable at \$12,262.65.

### **Manager's Report – Scott Feldkamp (Manager)**

This time of year I usually list off all the Board of Directors accomplishments. We all can plainly see the mountain of projects the Board accomplished this year: Roadside Parks, Walking Trails and hundreds of successful events including the summer anniversary party, Halloween for kids, Rotondough, The R.A.M.P., the bigger-than-ever-Parade and the Rotonda Radio Show. We also completed 6 full owing cycles with a 5 week average interval, in 2018.

There are also, literally scores of other non-obvious, projects your Board got done in 2018; like a balanced budget, erosion control, 57 million flowers/trees planted, new tables/chairs, retro-fit-efficient lightening, and continued negotiating with the County for storm-water, drainage funding. And, the Board was able to nearly double the budgeted contribution for your Reserve funding.

I would like to thank & congratulate the RWA Board for a year well utilized.

In 2018 there were approximately 100 homes completed in Rotonda West. There are currently 148 homes under construction. And (as of 12-01-18) 656 property sales.

There were a few donations to The RWA in 2018, like the fountain in West Lake. Residents also donated ferns, trees, planters & Christmas decorations picnic table construction. And let's not forget the hundreds of hours of volunteer time that makes it all work.

So, what's coming up? A few more pieces of landscaping equipment, a complete overhaul of the outdated computer hardware and a new operating system. Repairs to the marina and the Gazebo Island structures. Along with hundreds of Activities Committee sponsored or approved events including Rotonda-has-Talent and Casino Night. The

B&G Committee has a lot of big & little projects scheduled. But, I'm afraid you'll have to come to the meeting to find out what they are. Manager Feldkamp wished everyone a Merry Christmas.

### **Committee Reports**

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

Barbara acknowledged and congratulated the newly elected Director, Stephen Froggatt and the incumbent Director Andy VanScyoc. Donna Krabbe has resigned from the Committee.

**Director Cowin moved the Board to accept the resignation of Donna Krabbe from the Election Committee. 2<sup>nd</sup> by Director VanScyoc. Motion carried unanimously.**

#### **Activities Committee (Director VanScyoc)**

Director VanScyoc presented Community Center Usage Requests for November 15<sup>th</sup>: Presentation on January 9<sup>th</sup> sponsored by the Wildlife Committee – Designing Your Yard for Wildlife.

**Director VanScyoc moved the Board to approve all requests. 2<sup>nd</sup> by Director Kulp. Motion carried unanimously.**

#### **Administration/Personnel – President Killion (Chair)**

The Committee met and authorized the purchase of Caliber, new Software. Discussion ensued.

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

Since Stan is away, Manager Feldkamp gave a brief report: Ongoing installation of plants to help control the erosion problem.

the residents the owners of the “jewel” in Southwest Florida.

### **Budget & Finance – Director Killion**

2019 will start with “NO” increase in the assessment. The budget passed by the Board keeps the cost at \$190.00.

We have begun a foreclosure program to address our most delinquent accounts. It is unfortunate that programs of this nature are required.

I am happy to report that we have been able to bring up our Reserve fund to a level commensurate with requirements in relationship to our fixed assets.

### **Buildings & Grounds – President Kulp (Chair)**

The Committee reaffirmed items for 2019 – add new mowers: Z-turns and mower.

**Director Kulp moved the Board to authorize the purchase of two (2) John Deere 69” Zero-Turn Lawn Mowers and one John Deere Gator Model XUV 835E with appropriate manager-negotiate trade-ins. 2<sup>nd</sup> by Director VanScyoc. Motion carried with Director Kelly voting in the negative.**

### **Community Relations – Director VanScyoc**

Director VanScyoc congratulated Sue and Steve Superak for organizing the Christmas Parade and Gazebo lighting. The parade was the largest one ever.

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

Compliance met – no Appeals.

The Hearing was called to order at 2PM on November 1, 2018. Members present were Richard Duggan (Chair) Barbara Peszko (Vice Chair), Holly Martin, Robert Bondeson, George Krabbe, Walter Taylor. Absent were Bruce Lima, Jim Long, Cynthia Johnson, Henry Mac Conel. Claudette Romano and Holly Carr were also present.

Pursuant to Florida Statutes Chapter 720(2)(b) the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met on November 29, 2018 at 2PM to provide those residents of Rotonda West against whom the Board of Directors had imposed fines pursuant to the above referenced Chapter 720(2)(b) on November 8, 2018 with an opportunity to appear before the Compliance Committee to contest the imposition of the fine(s). Prior to the above referenced meeting of the Committee, the residents against whom the fines were imposed were given written notice of their right to appear before the Committee, NO ONE APPEARED BEFORE THE COMPLIANCE COMMITTEE AT IT'S MEETING. The Compliance Committee therefore, VOTED UNANIMOUSLY to CONFIRM the rest of the fines imposed by the Board of Directors on November 8, 2018.

#### **Deed Restrictions – Director Cowin**

Director Cowin indicated that the Committee will work to bring the RMC Guidelines and Deed Restrictions into Sync. They will also review other areas.

#### **Residential Modifications – Manny Seligmann (Chair)**

Barbara Peszko gave the Residential Modification Applications for November, 2018 – 70 total. See attached list for breakdown.

#### **Unfinished Business**

NONE

#### **New Business & Correspondence**

Manager Feldkamp mentioned the bomb threat the Association received that he promptly called the Sheriff's office and they quickly responded.

### **Members Input (Non-Agenda Items)**

Earl Haas – We need to recognize and thank Pat & Bob Dix and Sue & Hank Killion and their elves for our Community Christmas Decorations. The Gazebo Island, all entrance bridges and Memorial parks are decorated as well as the entrance to Broadmoor Park and our Community Center.

Their planning, leadership and elf appointment is a large task. The decorating alone takes 4-5 days. If you are able to or allowed out after dark, take a ride and check it out.

This same team will be removing and storing these decorations shortly after New Year.

If you see them working slow down, honk your horn and waive a Thank You. Merry Christmas

**Director Plizga** – Chairman MSBU Rotonda West Street & Drainage – Bernie Schmelz gave Director Plizga's Report: Two new members to the MSBU were introduced, Ms. Denise (Deenie) Burns and Mr. Bernard (Bernie) Schmelz. Ms. Burns and Ms. Schmelz replace Mr. John Peszko and Ms. Due Killion whose terms expired.

Officers of the Advisory Board were elected –Mr. Stan Plizga was elected Chairman, Mr. B. Schmelz elected Vice Chairman.

The following were discussed:

- 1) Parade Circle Pathway Extension-Project has been completed and was opened to the public right after Thanksgiving. The path extension which adds approximately 6000 feet completing the Parade Circle multi use path was completed at a cost of \$275,533, approximately \$8,000 under budget.
- 2) Decorative Segment Signs – these are the signs located along Parade Circle & Rotonda Circle and identify the various neighborhoods in Rotonda West. Originally these signs were let for bidding at a cost not to exceed \$5,000 each; however, the County did not receive any responses to the bid request. The County has suggested an alternate design to the MSBU Advisory

Board which is under review. The additional alternative is to increase the project budget (+\$300,000) to accommodate the original design. Discussion by the Advisory Board will continue at the next meeting,

- 3) Boulevard East, West and North landscaping. A new contractor has been out on the job conducting maintenance activities. The work appears reasonable at this time.
- 4) Lift Station Landscaping at Boulevard West (Just past the intersection of Boundary Blvd). The Advisory Board voted to move the project forward utilizing a design that uses similar materials and design elements as were used at the reclaimed water pumping station at Boulevard East and Gasparilla Road.
- 5) Street Paving Program – it is County policy that all streets in the County are paved on a 20 year cycle, and it has approximately been 20 years since streets in Rotonda West were paved. The County proposes to begin paving in 2020. The current MSBU rate (capped at \$191.54 per equivalent residential unit) is not sufficient to cover the cost of the paving program. The County is currently evaluating the paving schedule, funds available and funds that will be needed to undertake the paving. The analysis may result in a recommendation that the MSBU rate be increased in order to cover the cost.

The County issued a Proclamation to CERT Volunteer Month, Passed and Duly adopted this 11<sup>th</sup> day of December 2018.

**Director Killion** is Chairman of MSBU West County Storm Water.

The Committee is working on upgrading drainage situation just waiting for paperwork.

The Developer still owes Rotonda West a ½" paving on all streets.

**Directors Input**

Director Froggatt – Place would not run without all of our Volunteers –  
If you can, please volunteer some time.

The meeting adjourned at 3:18PM.

**Respectfully Submitted,  
Claudette Romano - Lead Administrator**

**Attachments:**

**Agenda**

**Motions**

**Compliance List**

**RMC List**