

**cCORKSCREW WOODLANDS ASSOCIATION**  
**A Corporation Not for Profit**  
**Minutes of the Meeting of the Board of Directors**  
**April 6, 2017**

President Norm Hunsberger called the meeting to order at 2:00 PM and led those assembled in the Pledge of Allegiance.

Secretary Jane Niehaus took the roll call and those present were: Mike Eldridge, Fran Hicks, Norm Hunsberger, Paul Mandelaro, Jane Niehaus, Joy Steller, and John Willsie. General Manager Tim Fisher and Recording Secretary Don Makuen were also present.

**John Willsie moved, and Mike Eldridge seconded, that the minutes of the Board meeting held on March 9, 2017 be approved, and the motion was passed unanimously.**

**TREASURER' REPORT**

Treasurer Mike Eldridge gave the following report:

**FEBRUARY**

**Operating Fund:**

Revenues: \$115683.30  
Expenses: \$120,083.65

**Reserve Fund:**

Revenues: \$14,685.64  
Expenses: \$ 9,478.89

Year to Date: April 1, 2016 to February 28, 2017

**Operating Fund:**

Beginning Balance: \$150,156.07  
Revenues: \$1,258,743.51  
Expenses: \$1,235,188.39  
End Balance: \$173,711.19

**Reserve Fund**

\$584,061.21  
\$162,362.71  
\$214,542.31  
\$531,781.61

**COMMITTEE REPORTS**

**CRC REPORT:**

CRC Chairman Henri Neuendorf (Dove 37) gave the following report:

On March 25, the Circle Representatives presented the final breakfast of the Season. It featured a special menu and drew the largest crowd of the year, who emptied the "fridge". All proceeds went into the CRC treasury.

Henri announced that he was preparing a "Circle Operating Guideline" document which he will circulate to the CR's for their input. It is hoped that a "draft" of the new framework for CR's will be available for discussion at the first meeting of the CRC in November.

The Clubhouse Committee is proposing a revised policy governing table usage. Six tables would be designated for outside use and would be stored in the Annex. If a Circle needed more tables, they would have to be requested from the Committee. This new policy will be presented in the fall.

The roster of sponsors of Breakfasts in 2017-18 has been posted. Spoonbill did not secure a breakfast date for next Season because there were more sponsors available than there were dates, so Spoonbill has been promised a date for 2018-19.

Don Makuen announced the programs which will be presented for the "Wednesday Night Specials" next Season. Among those presenting programs will be Steve Groters, Worene Eldridge, and Roger Enstrom.

Karen Scarbrough (Tern 32) has agreed to Chair the "Activities Fair". The date for this event is Wednesday, January 10, 2018. Planning for this event has already begun.

Thanks is due to the departing chairpersons of the Activities Fair, Carol Koltz, and the Block Party, Jim Hodge.

The next meeting of the CRC will be held on Tuesday, November 21, 2017.

#### MAINTENANCE AND SAFETY

Chairman Dick Brickel (Tern 36) gave the following report.

Marilyn Richardson (Spoonbill 6) continues her program of providing health screenings with the aid of Estero Fire and Safety.

The problem of fast moving biking groups moving through some Circles has been stopped.

The plan for re-numbering the golf carts need to be reconsidered.

The Committee warns all persons who walk or bike at night to wear a light.

Noting the publication, "Everything You Need To Know About Living in Corkscrew Woodlands", Ms Niehaus believes that the section re fishing regulations needs to be

revised and up-dated.

#### CONCRETE COMMITTEE

Chairman Mike Deneut (Kite 17) reported that Committee had laid 84 cubic yards of concrete this past Season at a considerable savings to the Association. This summer an outside contractor will do cement work in Ani, Dove, Cardinal, Kite, Owl and Rail.

#### WPA

WPA Chairman Al Ekberg (Pelican 18) reported that, beginning in 2007, the WPA had worked a total of 59,145.5 hours at a saving to the Park of \$941,225. This past Season 11 men and women volunteered for a total of 3,924 hours which, at a projected wage of \$20. per hour, resulted in savings to the Park of \$78,480.

#### GREEN MALL COMMITTEE

**Mike Eldridge moved, and Jane Niehaus seconded, that Dick Hunter (Egret 24) be appointed Chairman of the Green Mall Committee, and the motion was passed unanimously.**

Mr. Hunter presented a detailed report re the work of the Committee and it is attached to these minutes. He emphasized that the initial work of the Committee would be to educate our residents re the proper use of the waste and recycling facilities. Towards this goal he requested \$2,000 for the purchase of signage and its installation.

**John Willis moved, and Paul Mandelaro seconded, that an allocation of up to \$2,000 be approved for the Green Mall Committee for the purchase of signage, and the motion was approved unanimously.**

#### OLD BUSINESS

It was decided not to take action re forming a Storage Committee at this time.

Mr. Mandelaro noted that signage re crabs was being posted.

Mr. Mandelaro asked why the minutes of the Special Meeting (March 3) had not been approved. In the discussion it became clear that there was additional information to be included in those minutes and Mr. Hunsberger asked that Ms Niehaus and Mr. Makuen meet to resolve the problems as quickly as possible.

#### NEW BUSINESS

##### 2017-2018 Projects List

Mr. Fisher presented the Projects List which is attached to these minutes.

**Mr. Willsie moved, and Mr. Mandelaro seconded, that the Projects List for 2017 be approved with the changes listed below, and the motion was passed unanimously.**

Changes:

Add Cardinal to # 9, re main shut-off valves.

Tim will research # 16, the idea of using salt water in the pool.

The WPA can do item #14, new counter tops for the Clubhouse kitchen.

Research idea of doing LED lighting for the corner lighting around the courts.

#### NEW BUSINESS

Ms, Steller explained that she had written a letter to Mr. Fisher complaining that Park regulations had not been followed when an air conditioner was installed high on a side wall on Tern 20, instead of at the rear of the house. The air conditioner is causing noise problems for nearby residents. During the lengthy discussion that followed, Mr. Hicks and Mr. Mandelaro strongly defended the decision of the Architectural Committee that the AC be installed on the side wall. Mr. Eldridge, Mr. Willsie and others argued that the AC should have been installed to the rear of the home, thus following Park rules. Mr. Fisher noted that the Board can overrule decisions of the Architectural Committee.

**Mr. Eldridge moved, and Ms. Steller seconded, that the air conditioner at Tern 20 be moved from the side wall to the rear of the home, with the cost borne by the Park. The motion was approved by a vote of Yes, 4, No, 2.**

#### OPEN DISCUSSION

Carol Granahan (Kite 370) asked what the rules were regarding Companion or Service dogs in non-pet Circles. Mr. Fisher explained that both categories of dogs would need medically supported documentation before being approved for a non-pet Circle. He noted that Service dogs have had recognition for some time, but that standards for Companion dogs were just in the process of being developed.

Ms. Granaham also asked what the process was for following up on items placed in the suggestion box now located near the kitchen service counter. Ms. Steller explained that she did the follow up and reported back re the action taken, directly to the person who sent the item.

Woreen Eldridge (Ani 18) asked what the Park policy was regarding members of the Board serving as members of standing committees. Mr. Fisher responded that Board members can join committees as and no law or rule says they can not also be chairman.

Bernadette McIsaac (Tern 34) expressed concern about thick growth of maleluca on common ground near her property and wondered if the Park would remove it. Mr. Fisher said that he would follow up re this matter.

**Mr. Willsie moved, and Mr. Mandelaro seconded, that the meeting be adjourned at 3:52 PM, and it was approved unanimously.**

Respectfully submitted,



~~Jane Niehaus, Secretary.~~

General manager

**Green Mall Committee  
Report to Board of Directors  
Corkscrew Woodlands  
April 6, 2017**

The Committee has suggested Richard (Dick) Hunter as Chair of the Committee

The Committee has met three times to date. The current members of the committee are: Richard Hunter, Sue McGregor-Hunter, Mo Rogers, Diana Hicks, David Matts and Joy Steller (Board Liaison).

The Committee has discussed many issues associated with the Waste and Recycling Center a.k.a. The Green Mall. It was agreed that the first step would concentrate on education. The initial actions suggested are: the installation of proper signage; the creation of a "what goes where" flyer that would be posted in every circle and included as an insert for the Woodlander; and regular articles in the Woodlander. All this information and the articles will be posted on the website.

To date about 35 CW residents, including 3 Board members and all committee members have toured the Lee County Recycling Facility. Fifteen also toured the adjoining Waste to Energy Facility. Some key take home messages included: the large quantity of inappropriate items that are found in blue boxes such as plastic bags, stringy things like garden hose and Christmas lights, and styrofoam; that many folks "wish-cycle" ie include things they hope will be recycled such as clothing, shoes and coat hangers but results in double handling to throw them into the garbage since they are not recyclable. We experience many of the same problems with our paper and cardboard bin particularly with plastic bags, styrofoam and other items being thrown into it. See pictures of wood & electronics attached.

To deal with the issue of plastic bags in the blue boxes and the paper bin, we are proposing 3 large waste containers, in a distinctive color and clearly marked for bags and plastic film, be placed beside them. These must be emptied into the compactor where the film plastic really belongs in the first place.

### **Signage**

We are proposing 1 large sign that outlines "what goes where" with 8 smaller signs for each component ie the compactor, blue boxes, paper/cardboard bin, construction waste bin, I-75 storage area for furniture and electronics, and aluminum/steel recycling. The smaller signs will go into more detail about the acceptable/unacceptable materials. These signs will be made of C-Bond that stands up well to our weather conditions.

We are also proposing 2 new No Trespassing signs that indicates the Center is for the use of Residents & Renters Only and that violators will be prosecuted.

We have a quote of \$1,733 (copy attached) for all the signs while the estimated costs of materials to install is \$250. The total cost is estimated at \$2,000. We would request that the WPA complete the installation in November for the start of the season.

### **Education**

In addition to the flyer and Woodlander articles, a presentation to the CRC as well as the Meet and Greet on January 10<sup>th</sup>. We will also make presentations to individual circles upon request.

We have some additional suggestions along with others but these will come later in the process.

# CORKSCREW WOODLANDS



*Association, Inc.*

TO: Board of Directors  
FROM: Tim Fisher  
DATE: 3-24-17  
RE: Projects

The following is a list of possible projects for the next year. Again this year the WPA has done a great job completing the items given to them along with many work orders throughout the season. As we go through the next several months I am sure other items will be added for either the summer months or for the WPA when they return. Also, I believe some Board members have received ideas from residents that may be added to this list.

1. Circle concrete replacement. The committee has formed another list of areas that should be replaced, which has already been approved to complete. The circles we are focused on this year are Owl, Cardinal, Kite, Ani, Dove and Rail entrance. Mike Deneut and George Payne will be working with me and staff to oversee this project.
2. The corn hole group has requested a concrete pad to place their little shed on. WPA can do this next season.
3. We have a couple bad areas in the sidewalks that I believe our staff can handle over the summer.
4. Our blue truck needs to be replaced. It is a 1999 vehicle which we purchased used in 2003. It is used heavily throughout the year. My hope is to purchase another used one in good condition.
5. We have a couple of our golf carts that are very old and are starting to cost too much to keep fixing. Hope to replace them.
6. We have one mower that is also getting expensive to maintain. It is over 10 years old and should be replaced.
7. Falcon men and women showers are leaking and need to be replaced.
8. Falcon circle laundry area drywall needs to be repaired because of the shower leaks.
9. We have 3 main water shutoff valves that do not close all the way and should be replaced. They are for Vireo and two at Stork.
10. There are several circle showers that need to be re-grouted.
11. The spa has stains in the bottom and need to be re-surfaced. This was noted by the Health Dept.

12. We have a possible leak in the pool somewhere. I will be contacting a leak detection company to fix.
13. I have met with our new green mall committee and they are planning new signage for that area.
14. A request has come in for new counter tops in the clubhouse kitchen.
15. Replace the carpet at the mini golf. A couple holes were repaired this season but the carpet is getting bad.
16. A request came in to at least research the possibility of converting our swimming pool to a saltwater swimming pool.
17. The WPA would like to buy 2 multi task ladders and an aluminum plank.
18. Tennis and Pickle Ball groups have requested 4 more white benches. There are a few other benches that need to be replaced around the park.
19. Tennis and Pickle Ball groups have requested additional lighting for more evening play. Also to research possible converting the lighting to LED.
20. Stabilize rip rap at weir.
21. Replace stop sign at green mall and at Sanctuary Rd.
22. Request to install a new stop sign at Owl Circle exit.
23. Install a shade cover over bleachers at bocce courts.
24. Clean and reseal bridges
25. 8 new sets of shuffleboard disc's
26. clean and paint helicopter pad
27. Paint yellow safety stripes on clubhouse steps to roof.
28. Start switching street lights to LED lights.
29. Re-stripe center and side street lines. Sanctuary Rd down to green mall.

Let me know if there are other items or we can add them at the meeting.

Thanks