

CORKSCREW WOODLANDS ASSOCIATION
A Corporation Not For Profit
Minutes of the Meeting of the Board of Directors
November 30, 2017

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

Norm took the roll call and Board members present were Fran Hicks, Paul Mandelaro and Norm Hunsberger. General Manager Tim Fisher was also present. Absent were John Willsie and Mike Eldridge.

The Board filled the two vacant positions on the Board with Mary Goll and Ron Smoyer. Roger Enstrom, Elections Committee Chair, swore the two new Directors in and were seated on the Board.

Roger asked for nominations to fill the position of Secretary of the Board. Paul Mandelaro was nominated with unanimous approval.

Norm asked for any corrections to the April 6, 2017 minutes. Ron Smoyer noted that the count of WPA workers was not 11. Al Ekberg confirmed he had 104 WPA workers not 11. Jane Niehaus noted that the motion regarding the removal of the A/C unit on Tern 20 had 4 yes votes, 2 nay votes and 1 abstention. Ron made a motion to approve the April 6, 2017 minutes with the changes, seconded by Paul with unanimous approval.

Norm asked for any corrections to the March 3, 2017 Special Board meeting minutes. Jane Niehaus disputed the fact that minutes posted on the web site signed by Norm were not the minutes she approved as Secretary. After much discussion about the validity of the minutes submitted by Jane, Ron made a motion to have Paul, the current secretary, review and prepare minutes and/or changes to the March 3 minutes and present at the next Board meeting. Motion seconded by Paul with unanimous approval.

TREASURER REPORT

Tim Fisher gave the Treasurer report for Mike Eldridge (see attached). As of the Year to Date ending October 31, 2017 there was \$181,288.89 in the operating fund and \$449,964.68 in the reserve fund. Norm asked that the report be filed as read.

MANAGER REPORT

Tim reported that due to Hurricane Irma many projects were place on hold except the ones he already reported in his September Update to the owners. He stated that current cost of cleanup efforts is about \$28,000 and he believes the final costs will be closer to \$40,000. He stated the Tiki huts are complete and the WPA is working on many other areas and will continue their projects with less concrete replacement. He advised that Lee County Hurricane debris pickup being done today will be the last pickup the County will do. There will not be any more dumping of construction material in the I-75 storage area by anyone. All contractors doing work for residents must take all debris out of the park.

He has designated areas in the I-75 storage for separate pile of appliances, furniture and electronics for resident use only.

COMMITTEE REPORTS

CRC Chairman Henri Neuendorf gave a report from the recent CRC meeting (see attached).

Norm announced that Warene Eldridge has resigned as Chair of the Awards Committee and Dave Moore has agreed to fill that position for now. Mary made a motion to accept Dave Moore as Chair of the Awards Committee and seconded by Fran with unanimous approval. Dick Hunter, Chair of the Green Mall Committee gave a report about the recycling program and stated the signage should be done soon. (see attached).

OLD BUSINESS

Based on legal advice, Paul made a motion to rescind the motion made at the April 6, 217 meeting to have Tern 20 remove the A/C unit. Motion seconded by Mary with unanimous approval.

NEW BUSINESS

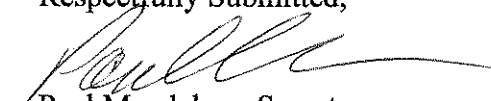
Tim explained that the Association attorney has advised us that the community documents must to revitalized in accordance with the Florida Marketable Record Title Act (MRTA). He stated there is a long process to get this done and will take a majority vote of the members to have them revitalized according to the state. The attorney needs an Organizing Committee formed per the statute and recommends the committee be three Board members. Paul made a motion to have Fran, Ron and Norm for that committee and seconded by Mary with unanimous approval. Tim will forward this information to the attorney and continue working with him and the committee until it is complete. Tim stated this will cost between \$7,500 to \$10,000 in legal fees to complete.

OPEN DISCUSSION

Norm opened the floor for discussion from the audience. Carolyn Kline thanked all residents involved in the cleanup efforts after Hurricane Irma. Henri Neuendorf noted that there are under age people living in Dove Circle without anyone age 55 or over. Tim stated he will follow up on the matter.

With no further business before the Board, Ron made a motion and seconded by Paul to adjourn, and passed unanimously.

Respectfully Submitted,



Paul Mandelaro, Secretary

Board of Directors Meeting
November 30, 2017

Treasurer's Report

The following is a recap of revenues and expenses as of the month of October 2017.

October

	<u>Operating Fund</u>	<u>Reserve Fund</u>
Revenues -	\$119,306.68	\$14,804.08
Expenses -	\$107,707.53	\$13,038.77

Year to Date – April 1 – October 31

	<u>Operating Fund</u>	<u>Reserve Fund</u>
Beginning Balance -	\$157,288.97	\$523,591.43
Revenues -	\$813,846.90	\$104,306.34
Expenses -	\$789,846.98	\$177,933.09
End Balance -	\$181,288.89	\$449,964.68

Respectfully Submitted

Timothy D. Fisher for Mike Eldridge, Treasurer

CRC

CRC BOARD REPORT RE: NOVEMBER 21ST MEETING: prepared by Henri Neuendorf CRC Chairman

Great to be back to Corkscrew, personally did not quite know what to expect, having said that what an amazing job by the entire park organization in restoring our little bit of paradise, fantastic preparation and leadership well done.

For our first meeting of the season we had a very productive agenda. All the circles were represented at their respective chairs with only 1 absentee with 7 alternates present.

On the finance side Mary Goll started with \$ 5,000.00. A total of 6 items were approved for the customary major events that occur in the park, all the items are listed in the CRC meeting report.

Many of the standing committees had a no report as the committee chair were not yet available.

Discussion was had in regards to the process of attempting to fill Don Makuen's position of Special Activities Chairperson and a number of other vacancies. We are putting together a job description for those positions and they will be in the circle boxes for posting in each circle in the meantime we will all need to step up a bit to make it happen as it always has, I believe it is the best tribute we can give Don for the unbelievable effort and committed Don had regarding our park.

Richard Hunter gave an excellent overview of the green mall area and had an very large amount of not so nice items on the stage on how we are missing the target. But new signage coming in the near future and our program will definitely move forward in a very positive fashion. *I suspect we are getting an update from the looks of our slope.*
We will be supporting Karen Scarborough in any way that we can to insure our first Special Activity the Activity Fair which is on Jan 10th goes smoothly and is a success.

The Health fair scheduled on Feb 22nd is in good hands with the Carol Barclay & Marcia Andre working on the program. *2018 need new committee.*

The Wednesday nite special program needs to be reviewed asap to determine what we have from last year which Don had presented to us and fill in the blanks and make it happen.

It did come to mind that we as a CRC committee panel need to work on a succession program much the same way we have CRC reps and we have alternates in place. A similar program needs to be implemented for our Standing committees. We hope to have it in place by Mid January with updates to follow as it develops. We are also requesting that anyone who is considering that this will be the last season they are serving to advise us as soon as possible in order to fill the vacancy before the existing chairperson leaves, a structured succession program will insure smooth transistion.

Tim gave a great update on the aftermath of the storm. The CRC would like to honour and thank the entire park crew with a special PARK APPRECIATION DAY to be held on January 9th this date is a CRC meeting date as well, we will request that the Board and CRC work on this joint affair. We will have an outline available at the upcoming CRC meeting next week.

The WPA is into an almost full swing program. It was a very moving day on Monday morning as I was presented with my own orange hat and tee shirt as I apprentice in the stump grinding crew, what a

great job watching the machine do most of the work, had I known that the coffee was that good I would have joined sooner, go WPA go.

A great season ahead and before you know we will be getting Block Party report updates. Lets have fun in 2017/18 season.

Any questions

Green Mall Committee Report – Nov 30/17

Richard Hunter from 24 Egret , Chair as of earlier this year. Other wise know as Dumpster Diving Dick.

Committee of Diana, Joy, Dave, Mo, Sue & I met 5 times before end of the last season.

For those who were in attendance at the CRC meeting last week this will be repetitive but I have a whole new collection of recyclables & other materials that ended up in the wrong spot. This takes Trash Talking to a whole new level. I explain a little more when I give you a brief guided tour at the end.

April Meeting of the Board approved 11 new signs at a cost of just under \$2,000. A deposit has been paid & we just got the first draft of the art work. I have a copy for each of you that will give you a sense of what these will look like. We expect these can be available for pick up early next week. We hope this improved signage will help resident figure out what goes where.

Three groups of residents toured Lee County's Recycling Center last season. Very informative & educational in terms of seeing what happens to the waste we generate. We also witnessed the issues they have with their older equipment when the wrong things like plastic bags, stringy things like garden hose & light strings get dumped in the Blue Bins. The third group also had a tour of their Energy from Waste facility which was also very enlightening. More tours can be arranged for anyone interested.

Plastic bags are one of the biggest problems as they can not be recycled in Lee County. Hence we put in place 3 white barrels for plastic bags to keep them out of the Blue Bins. They are working effectively but the reality is staff have to then empty those barrels into the compactor. So key message #1 for residents is to put all plastic bags directly into the compactor so they become Energy from Waste.

Key message #2. Styrofoam is another problem. In any shape, size or condition it can not be recycled in Lee County. So whether it is packing protection in the cardboard boxes for TV's or meat trays/egg cartons they all need go into the compactor.

Only cardboard, paper & magazines into the grey bin with the top & 8 sliding doors. The more boxes that get cut down or flatten the more material that can fit into the bin. I have been into the bin the last 2 Sunday's very early in the morning cutting down boxes & throwing out the contaminants that get thrown in there. Each time there is quite an interesting assortment of the latter & I have examples up on stage of stuff that should not be in there. I was back in this morning & since Sunday the pile in front/behind you shows the amount of space the uncut boxes take. So key message #3 is cut down or flatten boxes & don't throw in stuff like I have on stage.

This week's big box cutting award go to former President Lon & Marianne who found a full-sized water heater box that some one has managed to fit in. They returned home to get a box cutter to flattened it & put it back in the bin. Thank you to them & all of you who take the time to do with your own boxes or those you also find in the bin.

The plastics that go into the Blue Bins need to have a triangle on the bottom with a Number 1 through 7 to be acceptable for recycling. Anything else is known as "Wish Cycling" which is the most expensive form of recycling as someone else has to pull out all the stuff that shouldn't be in there & then get it back into the Energy from waste stream where it belonged in the first place.

The motto is "if in doubt, throw it out"

