

**CORKSCREW WOODLANDS ASSOCIATION**  
**A Corporation Not For Profit**  
**Minutes of the Meeting of the Association**  
**March 9, 2017**

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

**Paul Mandelaro moved, and John Willsie seconded, that the minutes of the meeting held on January 26, 2017 be approved, and the motion was approved unanimously.**

**TREASURER'S REPORT**

Mr. Fisher gave the following report:

**January, 2017 Statement**

**Operating Fund**

Revenues – Year to Date- \$1,143,060.31  
Expenses – Year to Date - \$1,115,104.74

Balance                                    \$27,995.57

Carry Over April 1, 2016    \$150,156.07

Total in Operating Fund    \$178,111.64

**Reserve Fund**

Revenues – Year to Date - \$147,557.07  
Expenses – Year to Date - \$205,063.42

Balance                                    \$(57,486.35)

Fund Balance April 1, 2016 - \$584,061.21

Fund Balance January 31, 2017 - \$526,574.86

**COMMITTEE REPORTS**

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

- A. He announced that at the election of CRC officers on March 7, 2017, the following were elected: Henri Neuendorf, Chairman, Jim Hodge (Rail 23), Vice Chairman, Mary Goll (Vireo 13) Treasurer, and Sharon Lips (Limpkin 12), Secretary. Henri thanked Roger Enstrom for his "excellent stewardship" of the CRC. He also thanked Becky Jenkins for all she has done to support our Kitchen program.
- B. He announced that the Social Committee of the CRC had donated \$400.00 for a new microphone and "up-grades" for the Women's Restroom.
- C. The amount of \$300.00 was allocated for purchasing an AED training unit.
- D. He warned all residents that, from Thursday, March 16 – Monday, March 20, the Club House parking lot would be jammed with tents and other equipment for the Block Party – parking there will be very limited.
- E. He announced that the Sports and Recreation Tournaments for 2017 had been a great success, with over 1200 participants – congratulations to the planning committee.
- F. The WPA is busy as always and we can not thank them enough for their huge contribution to our Park.

#### OLD BUSINESS

- 1. Mr. Fisher reported that he and Joy Steller had been working on new signage for the Green Mall, as well as camera surveillance for that area.
- 2. John Willsie reported that he had toured the plant to which our refuse is delivered and noted that their biggest problem was disposing of plastic bags.
- 3. Because of difficulties encountered in attempting to remove number stickers from golf carts, Paul Mandelaro and Jane Niehaus agreed to withdraw their motion of January 26, 2017 in that regard. **Mr. Hunsberger ruled that the motion had been withdrawn.** The Board members agreed to have the Maintenance and Safety Committee re-visit the need.
- 4. **Paul Mandelaro moved, and Mike Eldridge seconded, that a Concrete Committee be formed with Mike Deneut (Kite 34) as Chairman. The motion was approved unanimously.** Kathy Payne of the Garden Club agreed to work on the implementation of any signage for Blue Crabs as requested by Ms. Niehaus..

## NEW BUSINESS

1. **Joy Steller moved, and John Willsie seconded, that a Green Mall Committee be named and the motion was passed unanimously.** Ms. Steller announced that Richard Hunter (Egret 24) had agreed to Chair the Committee. Mr. Eldridge asked that a Drainage Committee be formed, and Mr. Fisher stated that a Drainage Task Force already exists and would have to be eliminated if a drainage committee was formed..
2. **Paul Mandelaro moved, and Joy Steller seconded, that the following persons be confirmed as officers of the CRC: Henri Neuendorf (Dove 37) Chairman for a two year term, Jim Hodge (Rail 23), Vice-Chairman for a two year term, Mary Goll (Vireo 13), Treasurer for a two-year term, and Sharon Lips (Limpkin 12), Secretary for a two-year term. The motion was approved unanimously.**
- 3 Mr. Fisher told of the fact that we are running out of space in the storage areas. He now has a "waiting list" of persons interested in space when it becomes available. He advised the Board to activate the Storage Committee to develop policies regarding this function. **Mr. Hicks moved, and Mr. Eldridge seconded, that the Storage Committee be reactivated, and the motion was approved unanimously.** Ms. Steller read from the official documents relating to storage units noting that "storage is available to occupants and shall not be available to anyone outside this community". Ms. Niehaus noted that currently 11 spaces are occupied by persons living outside the Park. This figure was confirmed by Mr. Fisher. Ms. Niehaus mentioned that there are persons on a waiting list and that does not seem fair to CWA residents.
- 4 Ms. Steller announced that a box had been installed near the food service counter to receive suggestions for the resolution of problems in the Park. A suggestion box had been located in the Office for many years but was never used. This new box would be much more accessible to the residents.
5. Ms. Niehaus, Mr. Mandelaro and others spoke to the need for our residents to continue their active interest in the Stock Development Project, and to make sure they show up at up-coming meeting in significant numbers. Some persons thought that we needed to increase the number of folks directly involved in negotiating with Stock, while others, including Ron Smoyer (Falcon 36), stated firmly their belief that we have one, only one negotiator (Norm Hunsberger). Sue Guilford (Stork 9) questioned the wisdom of having only one person doing the negotiating for the Park. Mr. Smoyer also noted that his remark that Norm Hunsberger's work on the Stock Development Project as being "worthless" was an attempt at sarcasm (Special Meeting on March 3).
6. Doug Kuhn (Falcon 13) announced that an AED Training Unit had been ordered for use in the Park.
7. Jim Kline (Gull 38) made an appeal for more information made available regarding concerning Estero Crossing and stressed that the P. and Z. Board has a moral and legal obligation to ensure that their actions do not subject us to a more dangerous situation

Jim urged Mr. Hunsberger, or whoever else the Board may designate as our representative, to make this the prime issue in the strongest terms. He also urged that as many persons as possible attend meetings to demonstrate the solidarity of our community to this issue.

8. A female resident of the Park asked Mr. Hunsberger why Ms. Steller was not allowed to speak at a recent Board meeting. Mr. Hunsberger noted that the incident under question did not occur at one of our Board meeting, but, rather occurred at a meeting of the Stock Development Project. Ms. Steller interjected that she had been told not to speak at the Estero meeting by Mr. Hunsberger, and that Mr. Mandelaro told her not to speak at any Board meeting. Mr. Mandelaro said he was only "kidding" when he said that.

**President Norm Hunsberger ordered the meeting adjourned.**

Respectfully submitted,



Jane Niehaus, Secretary.