

CORKSCREW WOODLANDS ASSOCIATION
A Corporation Not For Profit
Minutes of the Meeting of the Association
January 26, 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: Lon Bolen, Norm Hunsberger, Paul Mandelaro, Jane Niehaus, and John Willsie. Bradley Klose and Fran Hicks were not in attendance. General Manager Tim Fisher was also present.

Mr. Hunsberger announced that the minutes and financial report from the last meeting of the Board had not been prepared because of Mr. Fisher's recent illness. He also informed us that he and Roger Enstrom had been at work to up-date the roster of the committees of both the Board and the CRC.

OLD BUSINESS

Mr. Fisher reported that he has begun to research the purchase of surveillance cameras for the Green Mall. He also explained that the 20 yard dumpster has never been picked up more than once a week. He estimates that it will be picked-up 2 more times this Season at a cost of \$148. per pick-up. The compacter is picked up weekly at a cost of \$37.40 per ton plus a pick-up fee.

Mr. Bolen recommended that the language on the signage in the Green Mall be made more pointed to reflect the rules and regulations re its use. It should include wordage indicating that the Mall cannot be used by outside contractors. Mr. Fisher stated that he would follow-up on Mr. Bolen's recommendations.

Mr. Mandelaro moved and Ms. Niehaus seconded, that the coloring of the numbering used on CW golf carts be changed as this has not occurred for many years.

During the discussion which followed, Mr. Bolen reminded the members that the removal of old stickers was a very difficult and onerous task.

The motion was approved by a vote of 4 in favor and 1 opposed.

NEW BUSINESS

Mr. Fisher presented the proposed budget for 2017-18, speaking from a memo he had sent to the Board dated 12/14/16, a copy of which is attached to these minutes.

In the discussion which followed, Mr. Mandelaro spoke to the need to consider a wage increase of 1% for all employees, utilizing monies from the "carry-over" from 2016-7 to 2017-18.

Mr. Mandelaro moved, and Mr. Willsie seconded, that all employees be granted a wage increase of 1% for the next fiscal year.

In the discussion that followed, Mr. Fisher noted that, if approved, it would be at a cost of about \$4000.

Mary Goll (Vireo) strongly urged the Board to approve a 3% increase in wages. Her position was supported by Warene Eldridge (Ani 18).

Bernie Lezell (Pelican 19) asked if our wages were generally competitive with other parks in this area, and Mr. Fisher answered in the affirmative.

Dave Moore (Cardinal 2) noted that it was important to pay decent wages so we can retain our best employees. Mr. Fisher agreed while noting that we did give our employees a Christmas bonus.

Mr. Mandelaro changed his original motion to indicate a 2% wage increase, and the seconder, Mr. Willsie, agreed.

The revised motion was approved by a vote of 5 to 0 with the understanding that funding for the increase would be from our "carry-over" monies.

Roger Enstrom noted that he was concerned that, on occasion, Park leaders, in their honest attempts to explain problems and issues, sounded as if they were trying to influence a particular voting result. He cautioned that those in leadership positions need to be careful "explainers", not favoring a particular voting result.

Ms. Niehaus mentioned that she has learned that there is still a concern in some Circles that shuffle board lanes still exist, but are never used. Mr. Fisher asked that any discussion re this issue be delayed until he has some time to research the matter, and the Board agreed.

Mr. Mandelaro moved, and Mr. Willsie seconded, that the proposed budget for 2017-2018, including a pay raise of 2% from "carry-over" funding for all employees, be approved.

In the discussion which followed, candidates for the Board were asked for their opinion re the motion, and Mike Eldridge and Joy Steller expressed their approval.

The Board then approved the motion unanimously.

Mr. Fisher and Don Makuen informed the Board that, in the future, there will be no opportunities for a person to be nominated for the Board from the "floor" of the Annual Meeting.

Mrs. Niehaus noted that the eight-person committee studying our needs for concrete remediation wished to make a presentation to the Board.

Jim Rogers (Falcon 23) reported on the concrete remediation accomplished thus far, from the

efforts of both the WPA and an outside contractor (summer months). Phase II of their work would be in Ani, Kite, Cardinal, Dove, and Owl for a approximate total of 7,500 square feet. Mike Deneut (Kite 17) spoke in more detail about the project, indicating that the cost would be \$56,301. He spoke highly of the work of the outside contractor as did Dave Moore (Cardinal 2). Paul Mandelaro recommended that an amount of 15% be added to the request for monies, as a contingency fund.

Mr. Willsie moved, and Mrs. Niehaus seconded, that \$56,301 from our reserve funds be allocated for concrete remediation in Ani, Kite, Cardinal, Dove, and Owl during the 2017-2018 Season. The motion was approved unanimously with the notation that the General Manager would decide if more square feet of remediation was necessary.

Dave Moore (Cardinal 2) Co-Chairperson of the Awards Committee, presented the recommendation of the Committee for awards to be made at the Annual Meeting.

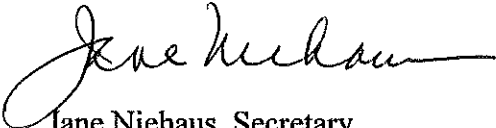
Mr. Mandelaro moved, and Mr. Bolen seconded, that the Board of Directors accept the recommendation of the Awards Committee, and the motion was approved unanimously.

Mr. Mandelaro moved, and Mr. Willsie seconded, that Richard Brickel (Limpkin 36) be appointed Chairperson of the Maintenance and Safety Committee, and the motion was approved unanimously.

Steve Groters (Heron 2) thanked the members of the Concrete Remediation Committee for their outstanding work. Applause followed!

Mr. Bolen moved, and Mr. Willsie seconded, that the meeting be adjourned at 3.32 PM, and the motion was approved unanimously.

Respectfully submitted, \


Jane Niehaus, Secretary

CORKSCREW WOODLANDS



Association, Inc.

TO: Board of Directors
FROM: Tim Fisher
DATE: 12-14-16
RE: Budget Review

I have attached several spreadsheets for your review and comment relating to the 2017/2018 proposed budget along with information on the reserve schedule. The following are some assumptions and explanations of the information and please feel free to come in before the meeting should you have questions or need additional information.

Projected 2017/2018 Budget – Exhibit B-1

As in previous budgets, the first column is our current budget for 2016/2017 which ends March 31, 2017. The next column is a projection of how I believe we will end up at March 31, 2017 based on my cash flow I track each month. This column also includes any increase or decrease in expenses based on what we know now. The next column is the variance, under or over, between what was budgeted to projected actual. The final column is the proposed budget for 2017/2018 and projects a \$4.00 per month per owner increase with a breakdown of what each owner pays per month per category. This increase for this year was projected last year on my 3 year Budget Assumption. The following explains some of the changes.

Corporate – no change even though nobody can say what our Property & Liability insurance will do.

Personnel – there is no change in wages, taxes, bonus or mileage. Health insurance has been very difficult to predict. Even though I projected an increase last year, it went up much more than we budgeted for. We even moved our coverage to a larger deductible program to help save costs. I am projecting another increase for next year.

Utilities – Cable TV goes up 3% each year. We were notified by FPL that everyone will receive an 8% increase January 1, 2017; a 3% increase January 1, 2018; and a 1% increase January 1, 2019. Our Water and Sewer usually goes up each year.