

Corkscrew Woodlands Association
A corporation not for profit
Minutes of a special meeting of the Board of Directors
March 3, 2017

President Norm Hunsberger called the meeting to order at 2:30 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.

Mr. Hunsberger announced that the only item that could be discussed at this Special Meeting was the "Stock Development- CWA Land Use Attorney". He then reviewed the recent changes made to the proposed plan for Estero Crossing development which had been negotiated with Stock Development by him and Bill Savage, the representative from the Island Club Board of Directors. They included:

1. The project density had been reduced from 455 to 350 units.
2. The height of the project had been reduced from 55 to 50 feet.
3. The commitment to install a traffic light at Lowes had been solidified.
4. The frontage road from CW Blvd. To Lowes had been redesigned to include two travel lanes plus a middle turning lane.
5. The playground has been relocated closer to Lowes and a greater distance from the two Parks.
6. The location and the height of the fencing at Villas Palmeras had been modified
7. Exotic plants and trees will be removed from the areas requiring landscaping.
8. Plans for required storm water runoff and a fresh water loop are to be implemented.

Mr. Hunsberger announced that before the meeting could be continued, there must be a motion on the floor for consideration.

Mr. Mandelaro and Mr. Hicks seconded, that this meeting be adjourned because the issues relative to the agenda had been "discussed to death" during the past few weeks.

During the discussion that followed, Ms. Niehaus argued that the Board Members and Residents should have the opportunity to discuss the Stock Development project more thoroughly, especially the question as to the possible necessity of seeking the advice of a Land Use Attorney before the Park continues negotiations with the developers.

Mr. Mandelaro and Mr. Willsie explained that they were not in favor of hiring an Attorney to advise the Board because the cost would be too high, Mr. Eldridge stated that he hoped that the meeting would be continued .

Ms. Niehaus praised the efforts of both Mr. Hunsberger and Mr. Savage to negotiate a number of positive outcomes for the two Parks, but again stated her belief that the wisest course of action would be to seek legal advise. Ms. Steller agreed noting the project with the developer was not a "done deal".

Mr. Mandelaro decided to withdraw his motion to adjourn the meeting and the seconder, Mr. Hicks concurred. Mr. Hunsberger ruled that the motion had been withdrawn.

Ms. Niehaus moved and Ms. Steller seconded that a Land Use Attorney be hired to advise the Board in future negotiations with the developer.

While noting that the project developer had a solid reputation in the area, Mr. Hicks, Mr. Mandelaro and Mr. Willsie continued the argue against the motion because they greatly feared the possible cost to the Park.

Mr. Fisher explained that he supported any plan that emphasized negotiations with the developer, rather than paying for legal assistance and possibly delaying the implementation of the project. He was also fearful of doing anything that might delay the project as that might open us to legal action against us.

Mr. Fisher concluded his remarks by explaining that he supports the Stock Development project.

Mr. Hunsberger opened the discussion to the Residents:

Rodger Engstrom (Egret 20), Chairman of the CRC, expressed his anger that an unsigned letter concerning Stock Development had been distributed and posted in some Circles in violation of Park rules, which require that any material to be posted on Circle bulletin board be signed by the author and be cleared by the Circle CR.

He then asked Ms. Niehaus if she was the author of the aforementioned material, Ms. Niehaus answered in the negative. Mr. Engstrom then asked Ms. Niehaus if she was aware of the material four times, Ms. Niehaus answered three times in the negative.

A woman approached the podium and identified herself as Darcie Morgan (Rail 7). She told Mr. Engstrom that she was the author of the letter. Mr. Engstrom asked Ms. Morgan if Ms. Niehaus was at the meeting, Ms. Morgan answered yes.

Mr. Engstrom again asked Ms. Niehaus if she was aware of the letter. Ms. Niehaus answered yes and then asked Mr. Engstrom if she was being interrogated. Mr. Engstrom said that he only wanted the truth to come out.

Ron Smoyer (Falcon 36) at the podium stated his belief that, if a lawyer were to be hired, it would render all of the positive work of Norm Hunsberger to be "worthless". Rather Norm's work should be applauded and his job as our Chief Negotiator should be continued.

Darcie Morgan (Rail 7) read a lengthy statement in which she argued that because the Stock development project had so many "moving parts" we should not be expected to "go it alone" and that serious consideration should be given to seek the advise of a Land Use Attorney.

Bill Savage (Pelican 31), who now lives in Island Club and is their representative in negotiations with Stock Development, argued strenuously against hiring lawyers. He told of the cost to Island Club of having to hire lawyers in a recent dispute they had with the original developer, and noted that currently, Lawyers fees can amount to about \$500.00 per hour.

Al Ekberg (Pelican 18) pleaded that we all focus attention at getting that traffic light at the Lowes entrance. He then described the great tragedy of his life when the failure of the State of New York to install a much needed traffic light near the life care center where he and Bertie lived, resulting in the loss of her life in 2014.

Worene Eldridge (Ani 18) asked "where we are at" in the process of negotiating this project? Mr. Hunsberger responded that we are "doing everything we can to preserve the health, safety, and the well being of CW Residents.

Pete Brykailo (Limpkin 28) stated that he believed that the negotiating done thus far by Norm Hunsberger had born positive results and that we should continue his work in that regard. He also believes that we should take part in all the meetings so as to indicate to the "powers that be" that we are highly supportive of our positions re the Stock project.

Doug Kuhn (Falcon 13), Ron Rust (Dove 20), and Dwight Woodman (Tern 30) all praised Norm Hunsberger's effective work with Stock Development.

Jim Kline (Gull 38) extolled the audience to be present at the Zoning Board on March 21st as this is the best way to show the leaders of Estero how we regard the importance to CW of the negotiations which have taken place during the past few months. He also expressed hope that ways could be found to keep the residents informed about the progress being made during the summer months, perhaps via our web site or by a "news letter" in the October mailing.

Mr. Hunsberger asked Mr. MaKuen to read the motion under consideration.

Ms. Niehaus mover and Ms. Steller seconded, that a Land Use Attorney should be hired to advise the Board in future Negotiations with the developer. The motion was defeated by a vote of 2 yeas and 5 nays,

Mr. Hunsberger declared the meeting adjourned at 3:56 PM.

Respectfully submitted.

Secretary

Norman Hunsberger President 303