

ROTONDA WEST ASSOCIATION, INC.
646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors Meeting
Thursday, June 25, 2020 – 1:00PM

MINUTES

PRESENT: Patricia Aho, David Kelly, Sam Besase, Patti Cowin,
Jerry Eldred and (via Zoom) Peter Traverso, Stephen Froggatt

Management: Derrick Hedges, RWA Manager; Holly Carr, Administrator

Members: Cari Hale, Bernie Schmelz, Ray Pruitt, Carolyn Pruitt, Wade Casteel, Randy Keller,
John and Barb Peszko, Joe Harris, Ellen Cassanos, Barbara Mulhollem, Paul Martinallo, John
Conarro, Michael Donahue, Hank Killion.

Via Zoom

Steve Superak, carma, Linda Bondeson, Andrew Leonard, joe, Susan Superak, Wanda, Kim,
Debbie Yeager, Gwen Grace, Philip, Tom Sikes, Albert Bussiere, iPad, Wayne's iPad, Diane
Shaw, Tom, Bob Bondeson, Tom Rocque (Tom), Art Gibson, Rose Marie Morris, iPhone, Allyson
Zakin, Virginia Ambard Mahon, Dale Jensen, jim1v, Johna Donahue, Nan and jim, Rick,
joseph delbonis, Ted Manahan, houni, Loni Kiedrowski, Tom Rocque, iPhone, Jack Horner,
Tina Traversa, Ruthann Brown, Walt Vonah, Jennifer, Frank, Claudine Hoffer, cjones, Jan
Patmalnieks, William Nery and 1 other.

The Meeting was called to order by President Aho at 1:00 PM. The meeting was properly
noticed and a quorum was present.

The Pledge of Allegiance to the United States of America was said by all.

Director Traverso moved the Board to approve the Meeting Minutes for the Jun 11, 2020 BOD
Meeting. 2nd by Director Eldred. Motion passed unanimously. See attached.

MEMBERS INPUT (Agenda Items)

Bernie Schmelz would like to have the BOD address members mowing beyond their property
lines into Broadmoor Park. It is his opinion that those whose properties abut Broadmoor Park
should be allowed to continue maintaining that portion of the park property.

Commented [O1]:

Ellen Cassanos wants the BOD to work with the people who live around the park to allow for some sort of agreement that will balance the needs of the RWA and those who visit the park with those who live around the park.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer's Report: Director Besase – see attached

Secretary's Report: Director Cowin

Requested that Committee Chairs and any others (Manager, Officers, Contractors, etc.) that intend to speak at a BOD meeting or request action by the BOD email their report and/or action items by 5pm the Monday prior to the BOD meeting at which they wish to speak. This will provide Directors ample time to review the documents and enable the development of a more detailed agenda so the membership will know what issues will be addressed.

Manager's Report: Derrick Hedges, Manager. See attached.

Manager Hedges provided a summary of his report which included a request for bids on printing. Director Besase clarified that the reason for requesting bids for the election material is because our previous vendor (prison industries) cannot do the work this year due to the COVID19 shutdown. This will probably result in a substantial bump in the printing costs.

Committee Reports

Buildings and Grounds – Director Besase (Chair) see attached

Director Besase motioned to purchase 4 composite park benches at a cost not to exceed \$1700. 2nd Director Eldred.

President Aho requested clarification on the placement of the benches. Director Besase indicated that one each would be placed on the east and west sides of the two center ponds in Broadmoor Park. Motion passed unanimously.

Director Besase motioned to the walking trails in Broadmoor Park at a cost not to exceed \$7,000. 2nd Director Eldred.

Director Kelly inquired as to whether this was a budgeted item or a regular maintenance cost. Director Besase indicated that this is routine maintenance that would come out of the operating funds. President requested clarification as to which trails were to be graded. Director Besase indicated that it would be for as far as the money covered. Questions arose regarding the various estimates provided to the BOD. Director Besase then withdrew his motion and Director Eldred withdrew his second.

Director Besase then motioned to accept the Advanced Asphalt bid to add a truckload of crushed concrete and regrade 6,400 linear feet of the walking path (6-8 feet wide) at a cost of \$3,450 for the trails around the two center lakes. 2nd Director Cowin. **Motion passed 4-3 with President Aho, and Directors Froggatt and Kelly voting in the negative.**

Director Besase motioned to approve the addition of electricity to at the 2 new memorial parks (Pinehurst and Pine Valley). 2nd Director Traverso.
Director Froggatt expressed concerned regarding this expenditure given the potential impact of COVID19 on 2021 revenues. Director Kelly inquired as to whether this was a budgeted item and if the Committee was “on track” with expenditures. Director Besase indicated that it was well within the \$50,000 budgeted for 2020.
Motion passed 4-3 with Directors Eldred, Froggatt, and Kelly voting in the negative.

Director motioned to approve the purchase of an octagon covered structure 12 feet by 12 feet to be placed at the southern end of the second center lake at a cost not to exceed \$10,000. Motion failed for lack of a 2nd.

Director Besase then discussed the issue of encroachment into Broadmoor Park and the need for a policy to address this encroachment. President Aho offered that the issue was being investigated and information was being gathered regarding the purchase of Broadmoor Park and that a decision/policy would not be available until all the information has been obtained. She further requested that individuals respect the fact that Broadmoor Park and all the other common areas belongs to ALL members of the RWA. Director Besase added that part of that respect was to ask permission, in writing, before placing any items in RWA common areas. Director Kelly asked that the BOD work with the owners encroaching on Broadmoor Park and consider allowing owners to mow park lands behind their property and draw water from the lakes, but he is against allowing any structures.

Director Cowin motioned to require permission from the BOD for anyone who would want to place items in RWA common areas effective as of 25 June 2020. 2nd Director Besase **Motion passed 6-1 with Director Kelly voting in the negative.**

Unfinished Business

President Aho has tasked the attorney to develop a letter to send to the developer regarding the detached garages. She then inquired as to the status of the RMC guidelines and Deed Restrictions updates that are to be reviewed by the Developer. Director Traverso indicated that those items will be pursued after the letter from the attorney regarding the garages is received.

New Business and Communications

Tom Sikes, Chair, Streets and Drainage MSBU – Indicated their next meeting is in September. At their last meeting they passed along the MOU between the RWA, Golf Partners, and the County. They are still waiting on the cost of that measure. The other major expense is dependant on the results of the bridge study. He indicated the study is still underway and no costs will be available until such time as the completed study can be reviewed and the repairs prioritized.

Director Kelly asked if Mr. Sikes had any idea as to when the MOU would be signed by the County. He indicated that he had no idea and that it is in their hands to address at their discretion. Director Besase indicated that, the last he heard, the County Commissioners were planning to put it on the agenda for their July meeting.

President Aho then spoke regarding the updated Employee manual. Director Besase motioned that in section 5.5, 1. Oral Warning, that the RWA manager shall keep record of an oral warning

Director Kelly motioned that section 5.5, 3. be modified to indicate that a suspension would be without pay. 2nd Director Besase. Motion passed unanimously.

Director Eldred motioned that section 5.9 be modified to add resident lists, delinquent resident accounts. 2nd Director Besase. **Motion failed 5-2 with Directors Besase and Eldred voting in the affirmative.**

President Aho motioned to modify Section 6.1 Procedure for a Formal Complaint to state that the complaint should be addressed by either the RWA Manager or the AP Committee. 2nd Director Kelly. Motion passed unanimously.

Director Besase motioned to accept the revised employee handbook. 2nd Director Kelly. Motion passed unanimously.

President Aho motioned to raise the Deed Violations first offense fine to \$50. 2nd Director Traverso. Director Kelly believed the initial fine should be kept low to serve as a warning before the 2nd level fine of \$100. Director Froggatt concurred. Director Eldred clarified that a letter of warning is sent before any fine is levied. **Motion passed 5-2 with Directors Froggatt and Kelly voting in the negative.**

MEMBERS INPUT

Wade Casteel – expressed his concern regarding a home being built which is less than 1600 square feet of air-conditioned space. This is a violation of the Deed Restrictions. He believes the error is a result of misinterpreting the Deed Restrictions (measuring outside of wall to outside of wall) and recommends either: 1. Clarifying that the measurement is to be inside of wall to inside of wall, or 2. Increasing the required square footage to 1750 minimum.

President Aho inquired as to whether this change could be added to the Deed Restriction changes awaiting review by the Developer. Director Traverso indicated he would discuss the changes with the Developer. In the interim new construction will follow the existing guidelines.

Hank Killion indicated that MSBU Stormwater meetings have been canceled. He added that in 2021 a depth study of the Rotonda River will be conducted. There is currently 1.25 million dollars available for dredging in west county. He also requests that the BOD be proactive and fund the replacement of the 18-year-old office air conditioning system.

Directors Input

Director Froggatt commented that we want to open the Community Center as soon as it is safe to do so but that with the rising cases of COVID19 it is not currently safe to do so. He expressed his gratitude that he is able to attend the meetings via Zoom as he did not feel that proper precautions were not being followed in the meeting room. He also wanted to encourage the BOD to keep an eye on the budget and the impact the pandemic is having on it.

Director Eldred related that proper precautions and safe distancing was indeed in place in the meeting room.

Meeting adjourned at 2:36 pm.

Next Board Meeting: 2 PM July 9, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

- Agenda
- Minutes
- Motions
- Reports