

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

**Board of Directors Meeting
Thursday, July 25, 2020 – 2:00PM**

MINUTES

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

ABSENT: David Kelly

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

Members: Cari Hale, Joe Harris, Jim Thompson, Sue Artz, Barb Peszko, Gwen Grace, Randy Keller, Michael Donahue, Richard Duggan, Sandra Schoemaker, Rhoada Sims, Clare Imrie, Kathy Allenburg, and Debi Graham-Schroeder.

Via Zoom

Susan Superak, Bernie Schmelz, Bob Bondeson, Allyson Eakin, Debbie Yeager, joe, Tom Rocque, iPad, Linda Bondeson, Hank Killion, Andrew Leonard, Kelly Beck, fstephan, Diane Shaw, Julie's iPad, George Donna, Wayne's iPad, Dale Jensen, iPhone 821, Ruthann Brown, Lncas, Dad Jim, jim1v, Virginia Ambard Mahon, Kim, lowje, Tina Traversa, Johna Donahue, Bob Haskin, Claudine Hoffer, dadnc, Karen Adelman, Pam Pierce, Jack Horner, Nan and jim, and 1 other

The Meeting was called to order by President Aho at 2:00 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 Eldred moved the Board to approve the Meeting Minutes for the Jun 11, 2020 BOD Meeting. 2nd by Director Cowin. Motion passed unanimously. See attached.

MEMBERS INPUT (Agenda Items)

Jim Thompson, President, Englewood Fishing Club, would like to continue use of the Community Center on the original rate of \$50 as opposed to the proposed rate of \$150.

Barb Pezsko, wanted an explanation of what privileges would be suspended for members who are more than 90 days past due with a monetary obligation.

Michael Donahue, wanted to know who decided that the park areas would be allowed to "grow up" and be un-mowed.

Kathryn Gallagher, President GFWC Rotonda West Woman's Club, Inc. – Expressed concern regarding the proposed increase in Community Center Rental Fees. – See attached.

Kathy Altenburg, member Rotonda West Woman's Club, wanted to make sure the Saturday dates requested by the Woman's Club were approved.

Diane Shaw, concerned about the use of the Community Center and Park. She does not want non-member groups to use the Community Center or Park and wants a clear policy on who may use them, which groups are "grandfathered" in and what the rental rates are. All usage requests should go the Board of Directors, not just the ones the Activities Committee recommends for approval.

Hank Killion, clarified that the Buildings and Grounds Committee did not vote to allow the Park to go fallow. He that added that Kingsway Golf Course was allowed to go fallow by Allegiant and (Desoto) county code compliance subsequently cited them for not keeping the park up. He warned that Charlotte County might consider doing the same to RWA if Broadmoor Park was not kept up.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer's Report: Director Besase – see attached

Manager's Report: Derrick Hedges, Manager - see attached

Deed Restrictions Violations: Holly Carr, Administrator – see attached

Director Cowin inquired as to the reason for the violation of the political sign. Ms. Carr indicated it was because the sign contained the word "Vote".

Director Froggatt asked why the political sign was not allowed and Ms. Carr indicated that the policies restrict posting of political signs to no more than 60 days prior to the election.

Director Besase motioned the BOD levy the fines on the members for the violations listed numbers 1 through 16. If confirmed by the Compliance Committee, these fines shall be automatically imposed. 2nd Director Eldred. Motion passed unanimously.

Committee Reports

Activities - Director Besase, see attached

Director Besase brought forward a proposed rate schedule for rental of the Community Center that was approved by the Activities on July 1, 2020.

Director Cowin inquired as to if the category, Non-Resident was supposed to read, Non-Owner Resident.

Director Froggatt replied that the Policies & Procedures state that anyone who rents for a year or longer gets the same privileges as an owner.

Director Eldred want the list of approved clubs, to include those that have been “grandfathered” in. He also is concerned that the Activity Committee Charter allows renters the same benefits as owners. He is not in favor of fee increases at this time. Finally, he would like the Activities Committee to provide the BOD with all applications, the ones they approve and the ones they decline since the ultimate decision belongs to the Board.

President Aho requested that the issue regarding rate changes be tabled until such a time as the Activities Committee can address the concerns of the BOD. Further, she suggested that the Activities Committee include on their agenda that they will be addressing rental rates to enable members an opportunity to comment.

President Aho motioned to approve the Jan 13 Art Show set-up, Feb 12 Holiday Tea Set-up, and the Feb 19 Art Competition Set-up. 2nd Director Froggatt. Motion passed unanimously.

President Aho motioned to approve the Feb 13 Holiday Tea and the Feb 20 Art Competition, free of charge. 2nd Director Eldred. Motion passed unanimously.

President Aho motioned that until such time as a policy is drafted, no events other than RWA events are to take place in any RWA Common areas. 2nd Director Traverso. **Motion passed 5-1 with Director Froggatt voting in the negative.**

President Aho motioned to have the Christmas decoration committee report to the BOD to allow them to decorate the common areas. 2nd Director Eldred. Motion passed unanimously.

Director Besase clarified that the Seafood Festival that was canceled due to the COVID19 pandemic was approved by the Activities Committee and the BOD on a “non-precedent setting basis” during the fall of 2019.

Buildings and Grounds – Director Besase (Chair) see attached

Director Besase motioned to replace an additional 20 sector signs. 2nd Director Eldred. Motion passed unanimously.

Director Besase motioned to procure 4 composite park benches and a bike rack. 2nd President Aho. Motion passed unanimously.

Compliance Committee – Richard Duggan (Chair) see attached.

Residential Modification Committee – Barb Pezsko (Chair) see attached.

The BOD discussed the proposed changes to the Residential Modification Application. Regarding the first proposed change to the application, Directors Besase and Traverso proposed that a category of “incomplete” be added. Director Cowin

Director Traverso motioned to table the changes to the application until the updated RMC Guidelines have been approved by the Developer. 2nd Director Froggatt. Motion passed unanimously.

Director Besase motioned to increase the fee(fine) for failing to submit an RMC application from \$50 to \$100. 2nd Director Eldred. **Motion failed 5-1 with Director Besase voting in the affirmative.**

Wildlife Committee – Patti Cowin (BOD Liasion)

Director Cowin motioned to accept the resignation of Debbie Yeager as Chair of the Wildlife Committee. 2nd Director Froggatt. Motion passed unanimously.

Unfinished Business

New Business and Communications

President Aho -

Pursuant to Fl. Statute 720.305, I move that:

As to any RWA member who, as of today's date, is more than 90 days delinquent in paying any fee, fine or other monetary obligation due to RWA, the following rights are hereby suspended:

The right of the member, and tenants, guests, and invitees of the member, to:

- Access and use of the boat launch ramp at the Marina;
- Rent any boat slip at the Marina;
- Rent any room or space at the Community Center; and
- Reserve any room or space at the Community Center.

The voting rights of the member, including but not limited to the right of the member to vote in the 2020 RWA election process.

These suspensions shall apply even if the delinquency arose from less than all multiple parcels owned by a member.

These suspensions end upon full payment of all obligations currently due or overdue to RWA and the rights enumerated above shall be restored.

The Association shall notify the applicable owners by mail of this policy.

2nd Director Besase. Discussion ensued.

Motion passed 5-1 with Director Froggatt voting in the negative.

Review of bids and selection of vendor for the annual election mailing materials.

Director Cowin motioned to approve Buffalo Graffix to print election documents. 2nd Director Besase. Discussion ensued. Motion passed unanimously.

Director Besase motioned to approve purchase of 8 Shure single channel receivers for \$5,088, 1 Juice goose surge protector for \$146, one 8 channel mixer for \$1,699, and 8 Shure wireless microphones for \$3,992. 2nd Director Eldred. Motion passed unanimously.

President Aho asked for a discussion on whether to make any changes to the current limitations on administrative office hours or limits at the Community Center, due to concerns with Covid-19.

Director Froggatt stated that due to how bad conditions are state-wide he believes we should continue with the restrictions currently in place or possibly tighten them to require masks. President Aho proposed keeping this as a standing item on the agenda to update as conditions change.

Manager Hedges stated he and the staff are comfortable with the measures currently in place and indicated measures being taken to address the COVID19 issue include ordering hand sanitizer stands. He also stated he has attended at a lot of courses/classes to keep current on what measures should be taken to address the crises.

MEMBERS INPUT (Non-Agenda Items)

Debi Graham-Schroeder – Expressed her concerns regarding the use of the Community Center and Broadmoor Park. She has spoken to people who live in other Rotonda neighboring communities who believe because they lived in a RW address these amenities are theirs to use, individually, not as a guest. They had no idea these two areas are for our RW HOA members and renters. We have had a, somewhat open, to all communities, policy for use of both since we acquired the property and built the center. She would like clear concise rules on the used of the RWA common areas. Include mandatory simple descriptions of rules for use on all RW face book pages, newspaper advertising of activities and the RW Web Page. Make it mandatory that these rules are used when advertising group activities held on the grounds or in the center. Consider Broadmoor Park entrance signs which remind everyone use is for RW HOA Members Only and guest that attend with a RW HOA member. Simple statement "RW HOA Member Broadmoor Park and Community Center" names on signs would work. Developing clear plans and implementing clear policies will tighten accountability for use of our grounds & buildings.

Susan Superak – Wanted to know why the second candidates' workshop was canceled. As she was unable to attend the first one, she was planning to attend the second one. She inquired as to where she could pick up the materials that were provided at the first workshop. President Aho informed her that she could pick up a packet in the office or alternately, contact the Election Committee Chairman, Dale Jensen.

Bob Bondeson – Inquired as to whether or not lapel mics were considered for purchase with the audio upgrade. President Aho replied that lapel mics (lavalier mics) were also discussed but were put on hold until the more imminent needs (handheld mics, receiver, surge protector, and 8 channel mixer) were procured.

Bernie Schmelz – Discussed the “lack of maintenance” in Broadmoor Park. He is concerned that the “mainline fairways” were overgrown. In his opinion, Section 16, a. of the Deed Restrictions applies to Broadmoor Park as it is an improved lot/tract. He therefore believes the RWA is in violation as the grass has grown to a height of greater than 8 inches. He is also concerned that by allowing areas to go fallow that it will attract nuisance animals such as rats and snakes.

Hank Killion – agreed with the comments by Mr. Schmelz. He indicated that when RWA initially purchased Broadmoor Park a contractor was hired to mow all areas that were accessible. He said that Jay Lyons, RWA Manager at the time of purchase, stated that the RWA would maintain the property in the manner in which the residents surrounding the park expected, when they bought their properties, i.e. that of a manicured golf course.

Directors Input

Director Eldred inquired as to whether Section 16 a. applied to Broadmoor Park. He would like for Broadmoor Park to return to natural native habitat to support native wildlife.

Director Besase suggested that the Park may be exempt from the Deed Restrictions. He will investigate this further.

Director Froggatt expressed his concern that the second candidates’ workshop was canceled when there clearly an interest in attending. He also addressed Ms. Schroeder’s suggestion regarding the use of RWA common areas. He suggested that we question the membership in the upcoming election mailing to determine whether members support an open policy or would prefer to restrict RWA amenities for the use by only RWA members.

Director Traverso asked President Aho to confer with the RWA attorney to make sure we follow our own Deed Restrictions regarding the mowing issue. With respect to the Election Committee, as the second Candidates’ workshop is in their policies and procedures they should hold the meeting. President Aho will convey the request of the BOD that the second Candidates’ Workshop should be held.

Director Traverso motioned to adjourn. 2nd Director Froggatt.

Meeting adjourned at 4:23 pm.

Next Board Meeting: 2 PM July 23, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

Agenda

Minutes

Reports