

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

**Board of Directors Meeting
Thursday, September 24, 2020 – 2:00PM**

MINUTES

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

ABSENT: Stephen Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, John Peszko, Cari Hale, Ellen Lang, Maureen McDonald, Hank Killion, Stan Plizga, Randy Keller and Doug Newport (via Zoom) Allyson Eakin, Bob Bondeson, Susan Superak, Steve Superak, Linda Bondeson, Lynn Beck, Joe Amabile, David Burton, Jan Patmalnieks, Linda Reisen, michael Donahue, Andrew Leonard, Albert Bussiere, Jane Bartholomay, Vickie Lowe, Jean's, Astrid Diametta, Debra DeGraaf, Karen coffee, Lauren Thompson, Pam's iPad, Karen Adelman, Connie Smith, Mrs. Ann Cook, Frank Warren, gwen grace, Kent and bonnie anselment, Karen Sewell, Rose Marie Morris, Diane Shaw, Rev Dr Brian Armen, Ruthann Brown, Johna Donahue, Anne-Marie Hunter, Debra DeGraaf, Joseph Charles Territo, Tom Rocque, Wayne Leger, Sue Halfuska , Jack Horner, Karen Harvey, Tina Lipkowski, Eric Turner, Betsy Cummings, and Rick Yocum.

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 corrected Meeting Minutes for the September 10, 2020 BOD Meeting. 2nd by Director Traverso. Motion passed unanimously.

MEMBERS INPUT (Agenda Items)

Doug Newport would like the BOD to **consider opening the Community Center for the Ukelele Group.** He stated that the group could socially distance and enter/exit wearing masks taking them off only to sing.

Hank Killion questioned whether the 1 sign per candidate limit applied to the national elections or just the RWA elections. He also inquired as to whether a magnetic sign on a vehicle counts as a sign in the yard towards the total sign count.

Bernie Schmelz alleged that the closed BOD meeting, concerning the addition of Section 19 to the Deed Restrictions, was conducted illegally. Also, it is his belief that the definition Common Areas includes all canal banks and green belts.

Janice Patmalnieks urged the BOD to delay the vote on Section 19 until seasonal owners have returned to enable them to weigh in on the proposed amendment. She would like to see some sort of compromise. Perhaps this could be in the form of an application the homeowner could fill out and file for approval to maintain the area behind their house. Something that would include a waiver from harm clause.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President's Report: President Aho clarified calendar dates with the Board members. The first meeting in October, October 8th, would cover the owners' input on the proposed 2021 budget. The second meeting, October 22nd, would be the final budget approval or depending on the amount of changes to be made, possibly the meeting in November, November 12th. As the 2nd scheduled meeting of the month falls on Thanksgiving the BOD decided to hold just one meeting that month. Also, a for December, the annual meeting falls on the 3rd and the regularly scheduled BOD meeting on December 10th will have the election of the officers. The 2nd regularly scheduled BOD meeting for December falls on Christmas Eve and the Board decided to cancel that meeting as well.

Manager's Report: Derrick Hedges, Manager

Office staff has been reviewing and updating mailing labels in the Caliber system. The security cameras have been cleaned, serviced, and one was replaced. The annual meeting packets are back from the printers and assembly for mailing has begun.

The mowers were in Pebble Beach on their 5th cycle and are trimming and mowing around the Apex bridges in the Pebble Beach, Broadmoor, and Long Meadow sections. Mowing in the Greenbelts has temporarily halted as they are too wet to mow but hopefully will start up again in the next week.

The canal bank mowing is starting the 4th cycle and the Truxor has been busy removing water lettuce in the Rotonda River from Oakland Hills to Rebel Road. Spraying has taken place from Oakland Hills through the Broadmoor section.

Reminder that the nature walks in Broadmoor Park have restarted. The next walk is scheduled for 8 A.M. on October 16th. Social distancing will be required.

COMMITTEE REPORTS

Activities Committee – Andy VanScyoc (Chair)

No report.

Administration/Personnel – President Aho (Chair)

No report.

Aquatic Committee – Stan Plizga (Chair) Chairman Plizga requested the BOD consider a motion approving the Earth Balance price quotes for Task 1, Task 2, and Task 3. President Aho inquired as to whether the work was sent out for bids and listed in the newspaper as required for contracts over \$10,000. Mr. Plizga indicated it had not. Director Eldred motioned that the request be tabled until such time as the required bids could be obtained. 2nd Director Traverso. Motion passed unanimously.

Budget & Finance Committee – Hank Killion (Chair)

Member input on proposed 2021 Budget will be on October 8th. Copies of the proposed budget may be requested from the office. Chairman Killion spoke regarding the proposed budget for 2021. He reminded everyone that the proposed budget does not call for any increase in member assessments. Director Besase motioned to place \$117,000 into the reserves for 2020. 2nd Director Cowin. Motion passed unanimously.

Buildings & Grounds – Director Besase (Chair)

No report.

Communications – Patricia Aho (Chair)

No report.

Compliance – Richard Duggan (Chair)

No report.

Deed Restriction Duties assumed by BOD

No report.

Election Committee – Dale Jensen (Chair)

No report.

Residential Modifications Committee – Barb Peszko (Chair)

No report.

Wildlife Committee – Cari Hale (Chair)

Educational efforts continue. A “Living with Alligators” article is in the upcoming West Ways, another article for the next West Ways will be on “The Importance of Alligators on the Ecosystem in Rotonda West”. She also announced that the potential presentation by David Smith, Charlotte County, has run into a snag as Charlotte County refuses to use Zoom. Other options will be investigated.

Action item. Director Cowin motioned to add Jeremie Davis as a member of the Wildlife Committee. 2nd Director Eldred. Motion passed unanimously.

UNFINISHED BUSINESS

Director Traverso motioned to accept the Developer’s response regarding Section 19 addition to the Deed Restrictions and the re-numbering of the subsequent sections.

Director Traverso expressed his hope that the language regarding the BOD “having the right to adopt rules regarding the use and maintenance of the Common Areas” would satisfy her concern regarding implementation of this section.

Director Kelly reinforced his disappointment that no resident was afforded the opportunity to provide input before the document was drafted.

Director Eldred related that a number of owners had come before the Board to express their displeasure with the meadows of the park being allowed to grow. It is his recollection that this is the reason the attorney was contacted to draft a document regarding Broadmoor Park and other Common Areas as one member threatened to sue if the property was allowed to grow. He further informed that by allowing the meadow areas to grow over 500 native palm trees were establishing themselves. He further clarified that there was never any intent to allow the areas to continue to grow but rather to identify and encourage the native growth.

Director Cowin stated that the BOD had exhaustively investigated the situation and gathered input from those abutting Broadmoor Park as well as the owners who do not. Some expressed their desire to keep things as they are and others strongly oppose allowing any encroachments to continue. The BOD intent with this document is to grandfather in existing “encroachments” wherever possible and to have written agreements in place to protect not only the RWA but also the members whose properties abut the park. She indicated that there are 294 residential properties abutting the park. Of those, over 130 encroach on the park in some fashion. The vast majority of these are simply owners mowing the area behind their property. She further clarified that the focus of the document was to stop the more egregious encroachments such as docks built on park ponds, fences that extend into the park, and others who have planted trees that block the access of maintenance vehicles to certain areas of the park. In order to address these situations something had to be put into writing. That’s what Section 19 does.

Director Kelly stated he is concerned that the RWA is going to start ripping out fences and tearing down trees and charging the members for this. He wants to make sure that the BOD takes into consideration what the park was like upon purchase and that it was bought “as is” with the encroachments that were present at the time.

President Aho reminded him that the document grandfathers in these situations and that it is a fair compromise with the owners that border the park. She further intoned that the document is to prevent further situations where someone just unilaterally hires a brush hog and brush hogs down 7-8 lots worth of Broadmoor Park without any approvals.

Director Besase indicated that the BOD had voted to stop any further encroachments back in June. His recollection is that to date, not a single owner has come forward to ask for permission to impact the park. He highlighted the brush hog incident that occurred the previous weekend as an example of an extremely egregious encroachment on the park. This language is necessary to mitigate these situations.

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

President Aho motioned that the Office resume normal operating hours of 8-4 and requiring face coverings beginning on Monday, September 28, 2020. 2nd Director Eldred. **Motion passes 5-1 with Director Traverso voting in the negative.**

Director Cowin motioned to allow groups to submit plans for their safe use of the Community Center to be reviewed/approved by the BOD on a case by case basis. 2nd Director Besase.

Director Eldred expressed his support for the idea of bring groups back to the Community Center on a case by case basis with groups submitting their plan for safe use of the facility. However, he was uncertain what parameters should be set up and by whom.

Director Besase concurs with Director Cowin believes it is incumbent on the group to come up with a plan for safe use and the first group would be the “guinea pig” and subsequent groups would benefit from lessons learned. He advocated the group coming up with the plan and the BOD providing input and the parameters for use.

Director Kelly disagreed and insisted that we should keep the Center closed and open only after policies have been established by the BOD. He did not want any night time use of the facilities as that would only add to the difficulty.

Director Traverso agreed with Director Kelly and aired his concern about two upcoming functions, Candidates Night in October and the Annual Election/Meeting in December.

President Aho clarified that those two events have already been adapted to meet the social distancing criteria. Candidates night will be conducted via Zoom with a limit of two in person attendees per candidate. The election committee and Manager Hedges have worked with Geoff Lorah to achieve proper social distance spacing for the vote counters on election day. Issues on how to address the Annual Meeting are still be discussed.

Motion fails 4-2 with Directors Cowin and Besase voting in the affirmative.

NEW BUSINESS & COMMUNICATIONS – President Aho

MEMBERS INPUT (Non-Agenda Items)

Hank Killion spoke on the MSBU. At the MSBU meeting he re-affirmed the County agreement to do a depth check throughout the canal system and dredge where needed. The contract has already been let and work is to start sometime in 2021.

Diane Shaw stated there has been considerable concern regarding VRBOs and she believes this should be addressed sooner rather than later. Possibly in October rather than waiting until the November Deed Restrictions Committee meeting.

DIRECTOR INPUT

Director Besase provided an update on the activities of the Streets and Drainage MSBU. He indicated he was in receipt of a 165 page DRAFT Bridge Study. The raw estimate for repair is they could do 3 bridges per year for an increase cost of 76 dollars per unit or 5 Bridges per year for an increase of 85 dollars. The study is available for review.

ADJOURNMENT

Meeting adjourned at 3:12 pm.

Next Board Meeting: 2 PM October 8, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:
Agenda
Minutes
Reports