

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

**Board of Directors Meeting
Friday, October 23, 2020 – 10:00AM**

MINUTES

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

ABSENT: Stephen Froggatt and Pete Traverso

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, John Peszko, Cari Hale, Stephen Madosky, Maureen McDowell, Hank Killion, Sue Killion, Barry Oglesby, Doris Walker, Gwen Grace, Dale Jensen, Wayne Legris, Steve Genson, Starr Synder, Randy Keller and Doug Newport (via Zoom) Jan Patamalikis, Greg Kathyaltenburg, Bob Bondeson, Andrew Leonard, Susan S, Linda's iPad, Barbara Peszko, iPad, Don, jim, Ruthann Brown, Diane Shaw, Bryan Cordell, Jack Horner, maxin, Pat's iPad, Johna Donahue, Joseph Charles Territo, Tom Rocque, Virginia Ambard Mahon, Kathy's iPhone, Karen Adelman, Karen Sewell, Steve's iPad, Claudine H, cssmi, Marty Berens, and Bernie S.

The Meeting was called to order by President Aho at 10:00 AM. 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 October 8, 2020 BOD Meeting. 2nd by Director Kelly. Motion passed unanimously.

MEMBERS INPUT (Agenda Items)

Gwen Grace requested approval to open the Community Center to members of the Woman's Club. She indicated that all members have signed an agreement to follow rules established by the BOD. They also signed an agreement to hold RWA harmless should any of them contract COVID-19.

Jan Patamalikis inquired as to whether there is a move to make "encroachers" liable for incidents/injuries occurring on the encroached area.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer's Report: Director Besase

2021 Budget to be discussed and finalized at today's BOD Meeting

2021 Assessment Is Recommended To Stay At \$190.00 Per Year

YTD Income Is ahead of budget (Assessments-Estoppels-Transfer Fees, Etc)

YTD Expenses are less than budget (Wages And Multiple Line Items, Etc)

Reserves (\$117k) are approved for 2020

Vendors for 2021 Reserve Study have been identified by Manager for Competitive Bids

Manager's Report: Derrick Hedges, Manager

The maintenance staff has mowed all Memorial Parks as well as the vacant lots in Long Meadow section. The 5th, and final for the year, mowing cycle of the canal banks will be started in mid-November. They have also treated the banks of the 13 ponds in the park. The Truxor has been used to remove eel grass from canals in Long Meadow, Broadmoor, White Marsh, and Pine Valley. Spraying has been conducted in the Oakland Hills, Pebble Beach, and Long Meadow canals. The office staff has been busy sending out Annual Meeting/Ballot packets and has placed liens on 38 properties with past due assessments. President Aho added that since the beginning of the week, she and the office have received numerous emails and calls regarding robocalls and spam texts sent out regarding the RWA election. All had the same question, and that was did the RWA provide telephone numbers to the candidates. President Aho clarified that personal information is not shared, by the RWA, with any candidates or Directors as that is a violation of state law. None of the office staff provided any of this personal information.

COMMITTEE REPORTS

Activities Committee – Andy VanScyoc (Chair)

No report.

Administration/Personnel – President Aho (Chair)

No report.

Aquatic Committee – Stan Plizga (Chair)

Meeting held on Wednesday. Sampling will be conducted on the Rotonda River and the Broadmoor Park ponds at a cost of \$1,500. Director Eldred motioned to approve the funding for the sampling. 2nd Director Kelly. Motion passed unanimously.

Budget & Finance Committee – Hank Killion (Chair)

No report.

Buildings & Grounds – Director Besase (Chair)

Director Besase motioned to approve placement of about 8 signs to promote the Rotonda Elk's Women's Bazaar. 2nd Director Kelly. Motion passed unanimously.

Director Besase motioned to authorize the purchase of 2 used pick-up trucks for up to \$25,000. 2nd Director Eldred. **Motion passed 3-2 with President Aho and Director Kelly voting in the negative.**

Solar lights were being placed in the parking lots and electrical wiring has been placed at the memorial parks. Awaiting hook up by FPL.

Communications – Karen Harvey (Chair)

No report.

Compliance – Richard Duggan (Chair)

No report.

Deed Restriction Patricia Aho (Chair)

Committee to meet Wednesday 28 October.

Election Committee – Dale Jensen (Chair)

No report.

Residential Modifications Committee – Barb Peszko (Chair)

Appeal by Mr. Starr Snyder to overturn the RMC denial of a gazebo was denied.

Wildlife Committee – Cari Hale (Chair)

No report.

UNFINISHED BUSINESS

Director Cowin motioned the BOD to accept the recommendations of working group and purchase of two wall mounted thermometers for the purpose of reopening the Community Center on November 2nd. 2nd President Aho. Motion passed unanimously.

Director Besase motioned to establish a new reserve item for catastrophic losses not covered by insurance. 2nd Director Cowin. Motion passed unanimously.

Motion by Director Besase to increase the transfer fee by \$50. 2nd Director Kelly. **Motion passed 3-2 with Director Cowin and President Aho voting in the negative.**

Director Cowin motioned to charge a "Convenience Fee" for the use of Credit Cards or Automatic Clearing House (ACH) checks via the Caliber system. 2nd Director Besase. Motion passed unanimously.

Director Besase motioned to adopt the 2021 budget. 2nd Director Kelly with the amendments for additional reserve item for catastrophic losses and convenience fee. 2nd Director Kelly. Motion passed unanimously.

Director Besase motioned to establish the 2021 assessment of \$190 per lot. 2nd Director Kelly. Motion passed unanimously.

Director Besase motioned to undertake a full reserve study with a cost not to exceed \$3,500. 2nd Director Kelly. **Motion passed 4-1 with Director Kelly voting in the negative.**

Director Besase motioned to approve up to \$2,000 for the printing of assessment mailing materials. 2nd Director Kelly. Motion passed unanimously.

Director Cowin motioned to use Panther Printing to print and mail the updated RMC Guidelines and Deed Restrictions at the bid price of \$12,092.14. 2nd Director Besase. **Motion passed 4-1 with Director Eldred voting in the negative.**

President Aho motioned to approve the Fishing Club

NEW BUSINESS & COMMUNICATIONS – President Aho

Director Kelly motioned to approve the following GFWC requests; 6 November Board meeting, 4 December Board meeting, and 21 January Blood Drive. Motion passed unanimously.

MEMBERS INPUT (Non-Agenda Items)

Stephen Madosky inquired as to how to become involved in the various committees. President Aho replied that the best way to get involved is by attending a meeting of the committee of which you wish to be a member. All committee meetings are posted on the RotondaWest.org website as are descriptions of the committees' functions.

Sue Killion asked Director Besase whether he was aware of efforts to replace him on the Charlotte County Streets and Drainage MSBU. Director Besase stated he was aware.

Diane Shaw asked when the issue regarding VRBOs will be addressed. President Aho indicated that the Deed Restrictions committee intends to take up the issue of short-term rentals during their November meeting.

RESPONSE TO MEMBERS' QUESTIONS

During the 24 Sep BOD Meeting, Janice Patmalnieks requested 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. Director Cowin replied that Director Besase has already begun working on some strategies for addressing this and she was willing to work with Director Besase to develop policies. President Aho suggested a working group consisting of Director Besase, Director Cowin, and Director Kelly address the issue.

At the 8 Oct BOD Meeting, Bill Bennett asked for the Fishing Club to be able to begin using the Community Center again at the previously agreed upon rate of \$50 per meeting or at most \$100. He requested a decision be made in time for their January meeting. President Aho motioned to

allow the Fishing Club to once again use the Community Center for their meeting at the \$50 rate. 2nd Director Kelly. Motion passed unanimously.

Also during the 8 Oct BOD Meeting, Andrew Leonard asked if Hank Killion recommends outsourcing the RWA mowing. Mr. Killion indicated he supports keeping the mowing in-house as it has saved the RWA over \$80,000 per year. Over the past 7 years this has resulted in a savings of over half a million dollars.

DIRECTOR INPUT

Director Eldred addressed the question regarding holding encroaching members liable for anything that happens in the area of the park they maintain. He stated that he did not make such a statement nor is he aware of any other Director making such a statement.

President Aho reminded all that there would only be one meeting in November, on the second Thursday.

Director Cowin indicated that the Broadmoor Park working group would be meeting at 10 AM on October 29th. All members are welcome.

ADJOURNMENT

Meeting adjourned at 3:38pm.

Next Board Meeting: 2 PM November 12, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

Agenda

Minutes

Reports