

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

**Board of Directors Meeting  
Thursday, January 28, 2021 – 2:02PM**

**MINUTES**

**PRESENT:** Patricia Aho, Sam Besase, Patti Cowin, Bernie Schmelz, Jerry Eldred (via Zoom)

**ABSENT:** Stephan Froggatt

**Management:** Derrick Hedges, RWA Manager

**Members:** Joe Harris, Derrick Hedges, Annette Casteel, John & Barb Peszko, Maureen McDowell, Karen Harvey, Randy Keller, Cari Hale, Dan Casteel, Donna, Stan and (via Zoom) Derrick Hedges, Bob Bondeson, Linda Bondeson Greg, Allyson Eakin, Jerry Eldred, Susan S, Diane Shaw, Kim, James Peterfeso, Ray Smith, Ruthann Brown, Lester Goodman, Michael Donahue, Steve's iPad, Dale J, Maxin, Johna Donahue, Tina Traversa, Mike & Karen Coffee, Virginia Ambard Mahon, Pat's iPad, Vickie Lowe# Rotonda West# FL, Jim, Bonnie's iPhone Xs Max, Owner's iPhone Deed cd bff x Ed yy d Red yytt t see, Tom Edison, wlegris, Gwen Grace, Florida Lania, Ray Smith, David's iPad

The Meeting was called to order by President Aho at 2:02 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 Cowin moved the Board to approve the Meeting Minutes for the 14 January 2021 BOD Meeting. 2<sup>nd</sup> by Director Basase. Motion passed unanimously.

**MEMBERS INPUT** (Agenda Items)

No member input.

**OFFICERS, EMPLOYEES & CONTRACTORS REPORTS**

**Treasurer's Report:** Director Besase

Assessments are coming in at a very strong pace – about 62.5% or about 5,300 lots at \$190 equaling about \$1,000,000.00

3 new CDARs were purchased in early January with each one at \$300,000.00 each for a total of \$900,000.00. 90 DAYS duration at prevailing interest rates.

2 more CDARs were purchased in late January at \$100,000.00 each for a total of \$200,000.00. 90 DAYS duration at prevailing interest rates.

(\$1,100,000.00 in January 2021)  
(See CDARs table from Charlotte State Bank)

RESERVE STUDY - is underway by an independent outside firm, should be completed in about 90 days.

AUDIT - Independent outside Auditor-CPA - audit of 2020 accounting records shall begin 1<sup>st</sup> and 2<sup>nd</sup> week in February, should be completed in about 90 days.

FORECLOSURES: The Budget & Finance Committee has formed a subcommittee to make recommendations to the full B&F committee and subsequently the full BOD for legal foreclosure actions on perhaps 30 to 40 long term unpaid member delinquencies. These members have received numerous letters over the course of the last few years from the RWA staff and RWA attorneys regarding their account delinquencies.  
(About \$262,000) (About 315 members) (Average of \$833.00)

The RWA is in excellent financial condition with CASH and CDAR's.

**Manager's Report:** Derrick Hedges, Manager

**Administration**

- Approximately 70% of assessment payments have been collected.
- Approximately 183 deed violations have been sent out this month.
- The Office Staff has been busy helping residents with RMC and Broadmoor Park applications.

**Rotonda West Maintenance Staff**

- Work Locations of Maintenance are available for viewing in the Rotonda West Association Office
- We have finished mowing the Pine Valley sections
- We are currently mowing and trimming around all the bridges on Rotonda Circle.
- Mowing and trimming continues around all the Apex bridges in Oakland Hills, Pebble Beach, Broadmoor and Long Meadow sections

**Contractors**

- Work locations are available for viewing in the Rotonda West Association Office
- Upcoming projects, we are adding 3 additional poles and 5 lights to the parking lot at Broadmoor Park.
- Adding irrigation to the center island parking lot at Broadmoor Park
- Adding plants to the various landscaping beds around the Community Center and the Administration Buildings

- Florida Aquatics has been concentrating on the White Marsh and Pine Valley sections with cutting and cleaning up Valisenaria and will be spot spraying in the Pebble Beach canals.

**Deed Restrictions Violations:** Holly Carr, Administrator

No report

### **COMMITTEE REPORTS**

**Activities Committee** – Donna Stogsdill (Chair)

No report

**Administration/Personnel** – President Aho (Chair)

No report.

**Aquatic Committee** – Stan Plizga (Chair)

No report.

**Budget & Finance Committee** – Director Besase (Chair)

- RWA BUDGET & FINANCE Committee Report – January 28, 2021
- The RWA Budget & Finance Committee met on Monday, January 15, 2021 9:30am
- We recommend and make a motion to the RWA BOD that the Budget & Finance Committee Chairperson for 2021 be WAYNE LEGRIS.
- RWA Reserve Study is underway by outside contractor. Completion 60-90 days.
- RWA Independent Audit shall start 1st & 2nd week in February – Jeff Lorah CPA
- Completion expected in 60-90 days.
- The RWA Budget & Finance Committee members for 2021 are:
- Wayne Legris – Chairperson - pending RWA BOD approval
- \*Tom D’Abrosca – Vice Chairperson
- \*RoseAnne Woodliff - Secretary
- \*Gwen Grace
- Sam Besase (Treasurer & BOD Liaison)
- \*New Members for 2021
- 3 new members for 2021 represents a 60% change in committee personnel.
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**Buildings & Grounds** – Director Besase (Chair)

- Director Besase made a motion to add Ellen Cassanos the Buildings and Grounds Committee. President Aho 2<sup>nd</sup> the motion. Motion passed unanimously.
- Discussion to purchase new 2 John Deere tractors for \$75,000 each to replace existing tractors to take advantage of the current trade in value of existing equipment. Trade-in value roughly \$20,000 each.
- Bids from several manufactures are being collected.

**Communications** – Karen Harvey (Chair)

No Report.

**Compliance** – Richard Duggan (Chair)

No report.

**Deed Restriction** – Director Schmelz (Chair)

No report.

**Election Committee** – President Aho (Chair)

No report.

**Residential Modifications Committee** – Barb Peszko (Chair)

No report.

**Wildlife Committee** – Cari Hale (Chair)

No report.

**UNFINISHED BUSINESS**

No report.

**NEW BUSINESS & COMMUNICATIONS** – President Aho

- Developer gave up appointed position on the Board, therefore, nominations for the open director's position were placed.
- Appointment of this director seat is for a 1 year term
- Motion made by Director Schmelz and 2<sup>nd</sup> by Director Besase to nominate David Kelly
- Motion made by Director Eldred and 2<sup>nd</sup> by Director Cowin to nominate Diane Shaw
- Diane Shaw won the director position by 3 - 2 (Director's Besase & Schmelz opposing)
- Once again after a discussion to have the Wildlife Committee drive through event held at Broadmoor Park on February 13, 2021, 10:00a.m. - 1:00p.m. brought up concerns of putting burdens on the association to have staff members present for such events.
- Motion made by Director Eldred and 2<sup>nd</sup> by Director Cowin to approve Peace River Wildlife Center drive through donation drop-off event. Motion fails 3 – 2 (Director's Besase & Schmelz, President Aho opposing)
- Discussion to complete the experimental aquatic planting in L04 including maintenance with a cost of \$4,952.75.

- Motion to approve Cross Creek Environmental to plant with maintenance of L04 was made by Director Besase and 2<sup>nd</sup> by Director Eldred. Motion passed 3 – 2(Director Schmelz & President Aho opposing)
- Discussion for Broadmoor Park Maintenance Agreement for Daryl Frysinger at 696 Rotonda Circle to mow the 20x80 area behind his house.
- Motion by Director Besase and 2<sup>nd</sup> by Director Eldred to approve mowing by Daryl Frysinger. Motion passed unanimously.
- Discussion to resume the community exercise class on Friday's at 8:30 - 9:30 a.m.
- Motion made by President Aho and 2<sup>nd</sup> by Director Schmelz to approve the community exercise class with proper COVID-19 procedures. Motion passed unanimously.

**MEMBERS INPUT** (Non-Agenda Items)

No members input.

**RESPONSE TO MEMBERS' QUESTIONS**

No questions from members

**DIRECTOR INPUT**

- Director Eldred proposes the purchase of a new laptop for the Secretary of the BOD that would remain the property of the RWA.
- Motioned by Director Eldred and 2<sup>nd</sup> by Director Cowin to approve laptop purchase in the amount not to exceed \$850.00. Motion passed unanimously.
- President Aho welcomes Annette Casteel as our new minutes clerk and assistant.

**ADJOURNMENT**

Meeting adjourned at 3:05 p.m.

**Next Board Meeting:** 11 February 2021, 2:00p.m.

Respectfully Submitted,  
Annette Casteel,  
Minutes Clerk/Admin. Assistant