

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

Board of Directors Meeting
Thursday, April 22, 2021 – 2:00PM

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, Bernie Schmelz, Jerry Eldred, Diane Shaw

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Holly, Randy Keller, Jim Shaw, Tom D'Abrosca, Geoff Lorah, Gwen Grace, Larry Hinkle, Wayne Legris (via zoom) Bob Bondeson, Holly, Les Goodman, Linda Bondeson, Greg Banks, kentandbonnieanselment, Pam's iPad, joe, cari, Virginia Ambard Mahon, Walter's iPad, Jim Shaw, Andrew Leonard 729 Boundary, tmdev, Cheryl L, Florida Lanai, Jack Horner

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 Schmelz moved the Board to approve the Meeting Minutes for the 8 April 2021 BOD Meeting. 2nd by Director Shaw. Motion Unanimously approved.

MEMBERS INPUT (Agenda Items)

No Member Input.

Presentation of Draft Audit

- President Aho introduced Mr. Geoff Lorah, CPA, with Webb, Lorah, & McMillan, PLLC. Mr. Lorah thanked the RWA and the Board of Directors as well as the Manager and his staff for the excellent cooperation during their audit, the annual meeting, and the election as well. Mr. Lorah presented to the Board the Draft Audit Reports for the year-to-date financials as well as 12/31/2020 year end financials. Mr. Lorah explained the carry-over ("Roll-Over") of \$136,684.00 excess revenue. Motion made by Director Shaw to accept the Draft Audit as presented. Motion 2nd by Director Schmelz. Motion passed Unanimously. President Aho requested a Motion for the approval of excess revenue of \$136,684.00 be used for operating expenses. Motion made by Director Schmelz to approve the excess revenue of \$136,684.00 to be used for operating expenses. Motion 2nd by Director Shaw. Motion passed Unanimously.

- President Aho thanked Mr. Lorah and his words of wisdom, and his counsel. As last year was very difficult having to do all the communications remotely and it is comforting to know that he and his firm are always there for the RWA and the Board of Directors.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

- President Aho shared that she had asked Manager Hedges to take a quick look at the “New Builds” for the first quarter. The amounts that we have received under our clean site deposit program as of January 1st thru April 20th and we have received 45. Which means there are 45 “New Builds” going up roughly in an extended 1st quarter of 2021 and expects this uptick to continue throughout the 2nd and 3rd quarters of the 2021.
- President Aho also thanked the Buildings and Grounds Committee in taking into consideration and think through some sort of access portal in Pine Valley, such as a boat launch, kayak launch or fishing pier from some of those lots.
- President Aho noted that the reserve study and the representative that conducted the study presenting to the Board next month.

Treasurer’s Report: Director Besase
No Report.

Manager’s Report: Derrick Hedges, Manager

- Manager Hedges provided a written report which is attached to these minutes. Administration operations, maintenance staff work projects, and contractor and vendor updates were provided.
- Director Besase thanked Manager Hedges and his staff for the continued hard work that keeps our community looking beautiful.

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)
Report presented in packet was for informational purposes only.

Budget & Finance Committee – Wayne Legris (Chair)

- Wayne Legris provided a written report which is attached to these minutes. President Aho opened discussion to the Board with regards to the various items that were reported. Motion made by Director Besase to approve the recommendation of the Budget & Finance Committee to fund the reserves for the 2021 budget at 50% in May 2021 and 50% in August 2021. Director Eldred 2nd the Motion. Motion Unanimously Approved.
- Motion made by Director Besase to approve 11 cases of delinquent properties to move to the next step of foreclosure. Director Eldred 2nd the Motion. Discussion was held regarding the foreclosure of occupied properties. Motion Passed (5-1).

Buildings & Grounds – Director Besase (Chair)

- Director Besase provided a written report which is attached to these minutes. Motion made by Director Besase to approve the maintenance building restrooms to comply with Charlotte County code. Motion 2nd by Director Schmelz. Motion Unanimously Approved.
- Motion made by Director Besase to approve the driveway extension from Community Center to the parking lot in front of the Administration Building as well as the concrete sidewalk extension at the west end of the Community Center. Director Eldred 2nd the Motion. Discussion was held regarding clarification of the cost. Motion Unanimously Approved.
- Motion made by Director Besase to approve the placement of a bench at Lake 8, final placement location to be determined by Manager Hedges. Motion 2nd by Director Cowin. Discussion was held with concerns of placement of bench that could give visual access into members homes. Motion Passed (5-1).

Communications – Karen Harvey (Chair)

President Aho informed the Board on Ms. Harvey's behalf that the Communications Committee has reached out to the Emergency Management Director, Patrick Fuller to present a hurricane preparedness seminar to the community "tentative" date of June 15, 2021 at 2pm in the Community Center Building.

Compliance – Barb Peszko (Vice-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

- President Aho mentions the standing item relating to any changes to the current limitations to the opening of the Administration Building as well as the Community Center regarding the COVID19 restrictions that are in place. Currently there are no changes.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho opens discussion regarding issues of the mowing in common areas related to Broadmoor Park.

- President Aho asked the Board for a list of mowing applications that they would like to set aside for further discussion. Applications 1, 4, 5, 6, 7, 12, 14. Motion made by Director Besase to Approve all the mowing agreements that “HAVE NOT” been set aside. Motion 2nd by Director Cowin. Motion Unanimously Approved.
- Director Schmelz asked for clarification of application #1. Clarification was made that member will be mowing up to 30’. Motion made by Director Besase to approve application #1. Motion 2nd by Director Cowin. Motion Unanimously Approved.
- Director Schmelz questioned application #4 shape of property and if properties adjacent (application #5) agree with property mowing. Application #4 to be set aside for clarification by Manager Hedges. Application #5 is clearly marked. Motion made by Director Cowin to approve application #5 as submitted. Motion 2nd by Director Shaw. Motion Unanimously Approved.
- Director Besase asked for clarification on Application #6. Application #6 requests to mow more footage than is specified in application. Motion made by Director Shaw to Disapprove application #6 for clarification. Motion 2nd by Director Besase. Motion Unanimously Approved (Approved to “Disapprove”).
- Applications #4, #7, #12, and #14 have been set aside for mowing clarification. Manager Hedges will contact applicants for clarification and applications will be resubmitted.
- President Aho presents 2 applications for use of a common area. Application #1 is for the use of the Community Center for a presentation given by the Wildlife Committee on May 21, 2021 between 1:00pm – 3:00pm. Motion made by Director Cowin to approve Wildlife presentation. Motion 2nd by Director Shaw. Director Besase asked if the presentation would entail a stipend and Director Cowin answered it would not. Motion Unanimously approved. Application #2 is for the use of the marina parking lot for a Blood Drive sponsored by the Greater Florida Women’s Club on July 8, 2021 between 9:00am – 2:00pm. Motion made by Director Schmelz to approve marina parking lot use for Blood Drive. Motion 2nd by Director Shaw. Motion Unanimously Approved.

President Aho opens discussion to amend/update the RWA By-Laws based on discussion at the March 25, 2021 BOD meeting.

- Discussion was held on the items that are listed in these minutes to discuss each of these concepts to determine what should be sent to the RWA Attorney who would then compile

this information in draft language which would then come back to the Board again for further review, final consideration, and votes.

President Aho opens discussion of the Reorganization of Committees and that any changes that are made go into effect as of December 2021.

- Discussion was held to combine the Activities Committee and the Communications Committee and be moved under the Community Relations Committee. Motion made by Director Shaw to approve the combining of Activities and Communications Committees and be placed under the Community Relations Committee. Motion 2nd by Director Cowin. Motion Unanimously Approved. President Aho requested a Motion be made for the effective date of these changes be December 10, 2021 at the reorganization meeting. Motion made by Director Shaw to approve effective date of December 10, 2021. Motion 2nd by Director Schmelz. Motion Unanimously Approved.
- Discussion was held to merge the Deed Restriction Committee with the Residential Modifications Committee. Director Schmelz stated that between the two committees have a very robust membership with two members being on both committees and it will reemphasize the importance of the Deed Restrictions as well as the RMC. Motion made by Director Schmelz to approve the merge of the Deed Restriction and the Remodification Committees. Motion 2nd by Director Cowin. Director Besase questioned what would be at the top of this merge. Clarification that the Remodification would be at the top with the Deed Restrictions be the sub-committee. Motion Unanimously Approve.
- Director Cowin made a proposal to divide Building & Grounds into 2 committees. One to be named Facilities Committee that would cover the buildings, permanent structures and equipment, and the other to be named Grounds Committee that would cover the parks and other RWA properties, Aquatics/Canals, and Wildlife.
- Director Besase stated he does not feel a need to break-up the Building & Grounds Committee as it has been making great progress over the past several years.
- Director Schmelz does not feel that the Board should be creating additional committees and that the Buildings & Grounds Committee is exactly what it says, “Buildings & Grounds”, it has been for several years and has functioned quite well, and they have done an excellent job, and cannot support the splitting of this committee into two separate committees and recommends to bringing Aquatics back under Buildings & Grounds to try and consolidate some of the functions instead of splitting them.
- Director Shaw stated that in past Building & Grounds meetings they have had to delay decisions on projects because more information was needed from the Aquatics and/or Wildlife Committees. Director Shaw agreed that Aquatics and Wildlife should be combined under the Buildings & Grounds Committee. Director Schmelz feels that the Wildlife Committee is more of an educational committee and would like to see the Wildlife Committee to be combined with the Activities Committee. Director Cowin made clarification of the inception and duties of the Wildlife Committee to the RWA.
- Director Besase also proposed that the Aquatics Committee should be combined with the Buildings & Grounds and that the Wildlife should be combined with the Activities Committee due to its educational manner. Motion made by Director Schmelz to approve the move of the Aquatics under the Buildings & Grounds Committee. Motion 2nd by

Director Besase. Motion Passed (4-2). Motion made by Director Schmelz to place the Wildlife Committee under the Community Relations Committee. Motion 2nd by Director Besase. Discussion by Director Cowin stresses that this is not an activity function and feels that the Wildlife should be placed under the Buildings & Grounds Committee. Motion Fails (4-2). Motion made by Director Eldred to place the Wildlife Committee under the Buildings & Grounds Committee. Motion 2nd by Director Shaw. Motion Unanimously Approved.

MEMBERS INPUT (Non-Agenda Items)

- Mr. Leonard addressed the Board and expressed why he feels as though he is not being represented by the RWA Board of Directors.

DIRECTOR INPUT

- President Aho addressed Mr. Leonard's and explained some of what it would take to make changes to the rules (deed restrictions) and processes of electing directors. That the process would be lengthy and quite costly as making such changes would be done with the supervision of the RWA Attorneys'.
- Director Shaw expressed that the Board is here to represent "All" sections of the Community. Director Shaw also reminded Mr. Leonard that the RWA is separate from the MSBU and discussions regarding the MSBU should "Not" be discussed in our RWA Board Meetings.
- Director Eldred and Director Cowin had no reports to input.
- Director Besase addressed Mr. Leonard and encouraged him to run for the Board at election time. Director Besase also feels that if Board members are elected from each section of the community and they decide to move to another section within the community, it would defeat the purpose of what the RWA would be trying to establish.
- Director Besase also presented an example of the "Commemorative Brick" project that he would like to see become available to the members to share in being a part of the Broadmoor Park.
- Director Schmelz comments and wants the members to be clear that as much as "we" as a Board of Directors butt heads and have disagreements on certain issues, that there is great respect between us, and their goal is to represent the community at large.
- Director Schmelz also encourages each one of our members of the community to throw their name in the hat and run at election time.

ADJOURNMENT

Meeting adjourned at 3:56 pm.

Next Board Meeting: 11 May 2021, 2 PM

Respectfully Submitted,
Annette Casteel,

Minutes Clerk/Admin. Assistant

Attachments:

Agenda

Minutes

Reports