

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

Board of Directors Meeting
Thursday, May 27, 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, Larry Altenburg, Kathy Altenburg, Gwen Grace, Karen Harvey, Randy Keller, Deb Orchard, (via zoom) Bob Bondeson, Holly, Linda Bondeson, Les Goodman, J A Stem, Frank, Joseph Charles Territo, Ruthann Brown, cari, Miss Loni, tmdev, Ginni Mahon, Greg Banks, Senior Frog, michael donahue, Susan S, Cheryl

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 Besase moved the Board to approve the Meeting Minutes for the 13 May 2021 BOD Meeting. Motion 2nd by Director Schmelz. Motion Unanimously Approved.

Director Shaw moved the Board to approve BOD & Building & Grounds Workshop Minutes for the May 6, 2021 Workshop Meeting. Motion 2nd by Director Eldred. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

No Member Input.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President Aho noted that the Florida Aquatic Canal Cleaning Contract is up for a 1-year renewal at the end of this year. Director Eldred and the Aquatics Committee have been asked to review that contract and the work and provide the Board with a recommendation as to whether the Board should pursue the 1-year option for renewal. Action on this contract will come before the Board later this summer/early fall.

President Aho noted that the Hurricane Preparedness Presentation is still scheduled for June 15, 2021 at 2pm. The Emergency Management Director Patrick Fuller will be here as well as our cert team, Director Schmelz, Director Besase, and Director Cowin are also CERT members will also be here.

President Aho also noted that the workshop with the Election Committee for perspective HOA director candidates is June 4, 2021 at 9:45am. Hard copy materials are in the office for any perspective candidates and can also be found on-line @ Rotondawest.org.

President Aho informed the Board of 2 separate upcoming hearings for June and July, with Charlotte County that the Board may want to provide comments at these hearings. The first is regarding a proposed housing/commercial development at the corner of Gasparilla & 776. This may be an opportunity to present some of the ongoing Gasparilla & 776 traffic concerns. The second is the budget meeting and public hearing for the county commissioners on the MSBU budget. There will be an MSBU presentation to the Board prior to that in case the Board wishes to provide as an entity comments and concerns at the commissioner's budget hearing. Director Eldred asked the dates of these meetings. President Aho commented that the MSBU budget hearing will be held on July 22, 2021 at the Tringali Center. The development district proposed hearing is June, possibly on the 22nd but this date needs to be verified.

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.

Deed Restrictions Violations: Holly Carr, Administrator
No Report.

COMMITTEE REPORTS

Activities Committee – Patti Cowin (BOD liaison)

- Director Cowin provided written minutes report which is attached to these minutes.
- Director Cowin made a Motion to accept the committee's recommendation of Deb Orchard for Chairperson of the Activities Committee. Director Shaw 2nd the Motion. Discussion and questions from Director Besase regarding the number of people that the Ms. Orchard intends on having on the committee and if the committee liaison will be a voting or a nonvoting member of the committee. Ms. Orchard stated that the number of members on the Activities Committee could be up to 11 people but no more than that. Ms. Orchard also stated that the committee liaison will be voting member of the committee. Motion Unanimously Passed.
- Director Cowin made a Motion to accept Gwen Grace as the Vice-Chairperson of the Activities Committee. Director Eldred 2nd the Motion. Motion Unanimously Passed.

- Director Cowin made a Motion to accept Karen Harvey and Pam Wright to the Activities Committee. Director Shaw 2nd the Motion. Motion Unanimously Passed.

Administration/Personnel – President Aho (Chair)

No Report.

Aquatic Committee – Stan Plizga (Chair)

No Report.

Budget & Finance Committee – Wayne Legris (Chair)

No Report.

Buildings & Grounds – Director Besase (Chair)

President Aho noted the 3 vendor quotes regarding the 2nd and finishing steps and move forward on the audio-visual work that was started last year.

- Director Besase made a Motion to accept the bid from Beyond Audio for the continuation of the improvement to the audio-visual project. Director Schmelz 2nd the Motion. Director Eldred asked the cost of the project, Director Besase stated that the cost is as shown in the presented table of \$19365.59. Director Schmelz asked Manager Hedges if the quote from Beyond Audio will round out all the equipment that is needed or is this still a phase process to get the equipment up to speed. Manager Hedges stated that this will finish with the speakers, and that this adds additional microphones as well. Any addition T.V. screens that may want to be added will be at an additional cost. However, this package will cover all the main components needed to add any additional plug and play equipment that may be added if needed. Director Shaw asked Manager Hedges to explain the large cost difference between the quotes that were presented. Manager Hedges explained that the cost difference was due to the different brands of equipment that was quoted by the different vendors. Director Eldred asked how many microphones are included in this package. Manager Hedges stated that it will include 4 microphones. Motion Unanimously Passed.
- President Aho thanked Manager Hedges and Director Besase for their work on getting these quotes together for the audio-visual project.

Communications – Karen Harvey (Chair)

No Report.

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 mentioned 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. Director Besase presented written guidelines for re-opening the RWA Administration Building and the RWA Community Center. Director Besase made a Motion for the recommendations given for the new changes to re-open the Community Center to 100% capacity, restrooms, and kitchen to open 100% and to make the drinking fountain available be accepted. Director Schmelz 2nd the Motion. Director Eldred questioned if the kitchen and the drinking fountain ready to be re-opened for full use. Director Besase recommends changes. Director Schmelz stated he still does not feel 100% comfortable opening the kitchen for full capacity use. President Aho asked if the concern was the kitchen being opened or the issue of shared food. Director Schmelz feels that these are one in the same issue and does not feel comfortable with re-opening the kitchen facility at this time. Director Eldred stated he feels the same with regards to opening the kitchen, as well as the drinking fountain at this time. Motion Failed (5-1). Director Besase made a Motion to re-open the Community Center with restrictions remaining on the kitchen and Community Center drinking fountain. Director Eldred 2nd the Motion. Motion Unanimously Passed. Director Besase made a Motion to open the RWA Administration Building to full capacity. Director Schmelz and Director Eldred 2nd the Motion. Director Schmelz asked if the drinking fountain in the Administration Building was for employee or public use. Director Besase stated that the location of the drinking fountain was near the employee restrooms and used by the employees. Motion Unanimously Approved.
- President Aho presented the final review of the 2021 Reserve Study which was presented at the May 13, 2021 meeting and asked the Board if they wanted to act at this time or leave it on the table for the next meeting. Director Cowin made a Motion to approve the 2021 Reserve Study as submitted. Director Besase 2nd the Motion. Motion Unanimously Passed.
- President Aho stated that the additional information requested from the Activities Committee regarding their budget items will remain as unfinished business as the Committee has not yet had their 1st full meeting for presentation.

NEW BUSINESS & COMMUNICATIONS – President Aho

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

- President Aho noted that there were 4 applications in the Board Packet for approval. Director Shaw made a Motion to approve All 4 applications. Director Besase 2nd the Motion. Motion Passed Unanimously.
- President Aho presents 3 applications for use of a common area. Application #1 is for the use of the Community Center for the Tonettes who would like to come back and resume their practicing. Their request is to resume practice in the Parrot Room where the piano is located. Motion made by Director Schmelz to approve the use of the Parrot Room for the Tonettes singing practice. Motion 2nd by Director Shaw. Motion Unanimously approved. Director Besase stated that there is a slight scheduling conflict on the Tuesday that the Hurricane Presentation will be held. President Aho asked that this be explained to the Tonettes when calling to confirm their application approval. Application #2 is for the use of the Community Center for the Hedges Memorial Service. Motion made by Director Schmelz to approve the application for the use of the Community Center for a Memorial Service for the Hedges Family. Motion 2nd by Director Eldred. Motion Unanimously Approved. Application #3 is for the use of the Community Center by the Wildlife Committee for 2 different presentations. 1st presentation to be held on June 22, 2021 @ 2pm and the 2nd to be held on June 25th @ 6pm. Motion made by Director Cowin to approve the Wildlife presentations. Motion 2nd by Director Besase. Director Schmelz asked if additional monies need to be approved for O.T. for the afterhours presentation. Director Besase asked what are the presentations about? Director Cowin stated that both presentations will be about snakes presented by Charlotte County. The evening presentation is to accommodate people that will not be able to attend a daytime presentation due to work or school. President Aho asked if live snakes will be present. Director Cowin confirmed that live snakes will be present. President Aho also asked if additional staff will be needed for the evening presentation. Manager Hedges stated that additional staff will be needed for set-up and tear down as well as staff for audio-visual equipment use. Director Cowin amended her Motion to include the approval for staff O.T. of \$250.00, as well as the approval for live snakes being present for the presentation. Amended Motion 2nd by Director Schmelz. Director Schmelz thanked the Wildlife Committee to making the presentation available afterhours to accommodate our members that cannot make the daytime presentations. Director Shaw asked if the live snakes will be contained when not being presented to the attendees of the presentation. Direct Cowin confirmed that snakes will be contained. Motion Unanimously Passed.

MEMBERS INPUT (Non-Agenda Items)

Mr. Larry Altenburg addressed the Board regarding a Notice of Violation he received dated May 21, 2021. Violation notice received was a sign violation, and Mr. Altenburg presented the Board with pictures of his yard where signs are displayed and said to be a deed restriction violation. Mr. Altenburg stated that he did not feel that these items should be considered signs, that they are posters. "Informational Posters" to inform many of our young people as well as many adults, the true meaning of the "Memorial Day" Holiday observation. Mr. Altenburg stated the deed restrictions mentions nothing about posters being a violation, it only mentions "signs" and does not believe that these posters are encompassed in the deed restriction guidelines. Mr. Altenburg

asked the Board to entertain a Motion to allow these types of posters to be allowed 2 weeks prior to the holiday and remain 1 week after the holiday. President Aho thanked Mr. Altenburg for addressing the Board and explained the processes of the Board Meeting.

Mr. Randy Keller also addressed the Board regarding a Notice of Violation he received in March regarding a garden flag. Mr. Keller gave a description of the garden flag listed in his received violation. Mr. Keller also noted the set of guidelines that are listed regarding the installation of flag poles needing to have an RMC completed and approved by the Compliance Committee. However, it does not give any guidelines of what type of flags can be flown. Mr. Keller asked the Board 2 questions. The first question asked was if there is a set of guidelines as to what is allowed to be placed on these metal garden poles and flag poles? The second question was if an RMC approval is needed for garden flags? Mr. Keller stated that all he is asking is for equal enforcement for garden flags as well as flag poles and thanks the Board for the opportunity to address the Board.

DIRECTOR INPUT

President Aho opened discussion for Director Input and asked to begin with Director Schmelz as Chair of the Deed Restriction Committee to give input regarding the poster, garden flag, and flagpole issue.

Director Schmelz started by acknowledging and giving respect to all our service members that have been lost. However, the issue before us really is the placement of the so-called posters, signs and did not first come to the Board and receiving an approved RMC. Director Schmelz stated that the rules do say only 1 poster, sign per property. At this time, a violation notice has already been issued, therefore, the next step is to go before the Compliance Committee to affirm or not affirm that a violation 1 exists or does not exist. At this time there is nothing that the Board can do at this point. Director Cowin feels that the only misstep that Mr. Altenburg is that he did not get prior approval to have these signs in his yard and does not feel that Mr. Altenburg should be punished because our guidelines are unclear. President Aho stated as Director Schmelz has mentioned that this issue is not before the Compliance Committee and that the Deed Restrictions Committee has been working to discuss the sign issue since last fall and that this issue has come before the Board in the past and is an ongoing issue. Director Besase agrees that this has been an ongoing issue for years, and the point that is trying to be made clear is that we keep our community looking presentable. Director Shaw stated that this is a problem. The issue of signs is a big deal to a lot of people and there must be equal enforcement. We cannot have somebody who did not even “apply”, put in an application to the RMC for this to show up at a meeting and then request that we as a Board overlook the entire process. This needs to be done correctly. There should have been an application, now there is a violation. Now what he should do is go to the Compliance Committee and appeal the violation. But if we make an exception for 1 person, we are going to have to make an exception for them all, and our Deed Restriction are either there or they are not. Director Eldred asked if he could leave the signs up until there is a determination by the Compliance Committee? President Aho and Manager Hedges stated that Mr. Altenburg will accrue a fine for each day until that decision has been made. Director Cowin made a Motion to

allow Mr. Altenburg's signs for 1 week prior to the Memorial Day Holiday and up to the holiday date. Director Eldred 2nd the Motion. Discussion was held with regards to this specific violation of section 22 in our deed restriction guidelines that was presented by Mr. Altenburg. Motion Failed (4-2)

ADJOURNMENT

Meeting adjourned at 3:11 pm.

Next Board Meeting: 10 June 2021, 2 PM

Respectfully Submitted,
Annette Casteel,
Minutes Clerk/Admin. Assistant
Attachments:
Agenda
Minutes
Reports