

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

Board of Directors Meeting
Thursday, June 10, 2021 – 2:00PM

MINUTES

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

ABSENT: Patti Cowin, Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Karen Harvey, Linda Miller, John Peszko, Barb Peszko, Karen Adelman, Cloe Olson, Sue Superak, Steve Superak, Wayne Legris, Randy Keller, Anthony Mastropaolo, Judy Murdoch, (via zoom) Linda Bondeson, Bob Bondeson, phanson, nicho, Les Goodman, Gref Banks, kentandbonnieanselment, joe, cari, Melanie Wasson, cssmith, cin, Leo Van Orden, Owner's iPhone, djens, Jim, Nancy Ward-Snyder, Kelly's Ipad, Miss Loni, Albert Bussiere, Cheryl, iPhone, Pat's iPad, Ginni Mahon, hankkillion, iPhone ruthann brown, J A Stem, Ray Smith, Incas

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 Shaw moved the Board to approve the Meeting Minutes for the 27 May 2021 BOD Meeting. Motion 2nd by Director Besase. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

President Aho opened the floor for members Input, reminded everyone to please mute their cellphones during the meeting, and asked those that will be speaking to please limit their comments to 3 minutes as one of the Directors will be keeping the time. Please avoid personal attacks, abusive language and direct their comments to the Board as a whole.

- Linda Miller addressed the Board and requested that the Board not fine Mr. Altenburg for his patriotic display that he had on his lawn prior to and on the Memorial Day Holiday. Ms. Miller stated that Memorial Day is a Federal Holiday voted on by the United States Congress, Christmas is considered a Federal Holiday as well along with other holidays. Ms. Miller asked the Board if they are not going to allow Federal Holiday displays as well as holidays such as Halloween which is not a Federal Holiday? Ms. Miller

feels that the Deed Restrictions have gotten out of hand and with many different interpretations.

- Karen Adelman addressed that Board and stated that she feels the same way as Ms. Miller on most of her comments but is confused as to what is allowed to be displayed and what is not allowed and asks the Board for clarification.
- Anthony Mastropaolo addressed the Board and explained that the decorations that Mr. Altenburg put up were in honor of our Memorial Day Holiday, they are not signs advocating for a cause other than to support those that made the ultimate sacrifice for Americans. Mr. Altenburg's holiday display has been up for more than a decade without issue, just as Halloween, Christmas, and Easter decorations are displayed that have signage on them as do Memorial Day decorations.
- Judy Murdoch thanked Manager Hedges and President Aho for exchanging emails with her to help her understand the situation that has been going on. However, one of the questions that was not explained was, how could a Memorial display be treated any differently than any other holiday displayed in Rotonda West? Ms. Murdoch also asked, where in the Deed Restrictions does it say that we need to get permission for our holiday decorations? Ms. Murdoch stated that she took donations of over \$2000.00 at her residence to help pay for Mr. Altenburg's fines if one is imposed and the rest will be donated to local Veterans organization.
- Cynthia Chatham (via zoom) agrees with what everyone has stated so far and there is nothing stated in our Deed Restrictions about any holiday. On a separate issue, she would like to know when the mowing will be done behind her home and would like to know if there is a mowing schedule and what that mowing schedule is.
- Melanie Wasson stated that she feels that what was done about Mr. Altenburg's display was very anti American and is saddened by the actions taken. Ms. Wasson feels that we should be a community that shows support for each other and be a welcoming community.

President Aho thanked those who came to speak and stated that Board comments will be given at the appropriate time.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer's Report: Director Besase

Director Besase provided a written report which is attached to these minutes.

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

- President Aho stated that there are 42 violations listed in the Board packet for approval. Motion made by Director Schmelz to levy the fines on members for violations listed numbers 1 through 42. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Motion 2nd by Director Besase. Discussion was held for clarification regarding some of the violations listed on the Deed Restrictions report presented to the Board by the administrator Ms. Carr. Director Schmelz and Director Eldred added comments regarding some of the violations that were listed. Motion Unanimously Approved.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)

President Aho stated that Ms. Orchard was not able to attend the meeting and to please set aside the items that were presented in the packet and move them to Unfinished Business until Ms. Orchard is able to attend the meeting.

Administration/Personnel – President Aho (Chair)

No Report.

Aquatic Committee – Stan Plizga (Chair)

No Report.

Budget & Finance Committee – Wayne Legris (Chair)

Mr. Legris provided a written report which is attached to these minutes. Motion made by Director Besase to accept the list of 19 new foreclosure actions (13 vacant lots & 6 owner-occupied residences) (all continental US addresses) for submittal and processing by the RWA foreclosure attorney. Motion 2nd by Director Schmelz. Motion Unanimously Approved.

Buildings & Grounds – Director Besase (Chair)

No Report.

Communications – Karen Harvey (Chair)

Ms. Harvey provided a written report which is attached to these minutes. Ms. Harvey also mentioned that the Communications Committee is looking for more writers join the committee. If anyone is interested, please contact westways@rotondawest.org or communicationscommittee@rotondawest.org

Compliance – Barb Peszko (Vice-Chair)

Ms. Peszko provided a written report which is attached to these minutes.

Deed Restriction – Director Schmelz (Chair)

No Report.

Election Committee – President Aho (Chair)

President Aho provided a written report which is attached to these minutes.

Residential Modifications Committee – Barb Peszko (Chair)

Ms. Peszko provided a written report which is attached to these minutes. Motion made by Director Schmelz to approve the additions made to the Residential Modification Application Form marked in as presented in the Board packet. Motion 2nd by Director Shaw. Motion Unanimously Approved. Discussion was held regarding the proposed changes to the RMC Guidelines as presented by the Committee and why Sec. 24D in the Deed Restrictions for driveway turn-out areas and if the RMC Committee could please look into making changes to the Guidelines.

Wildlife Committee – Cari Hale (Chair)

No Report.

UNFINISHED BUSINESS

- President Aho stated that the additional information requested from the Activities Committee regarding their budget items will remain as unfinished business until the Committee Chair Deb Orchard is present and able to present the information to the Board.

NEW BUSINESS & COMMUNICATIONS – President Aho

- President Aho presented 3 applications for use of the common areas. Application #1 is for the use of the Community Center to have ROTONDO (BINGO) resume on the 3rd Sunday of every month starting September 2021. Motion made by Director Schmelz to approve the use of the Community Center ROTONDO (BINGO) to resume. Motion 2nd by Director Eldred. Discussion by Director Besase noted a discussion that was held with the outside auditor Mr. Lorah regarding Bingo and Mr. Lorah alerted us of the Florida Statute Sec. 849.0931 regarding gambling. Director Besase asked that all the Directors become familiar with this statute. Director Besase mentioned a few highlighted stipulations, such as, attendees must be from the Rotonda Community, all attendees must be at least 18 years of age or older, and lastly that there should be accounting procedures completed after each event. President Aho stated that Ms. Superak and the Activities Committee will work with Manager Hedges as to how to handle the financial accounting for each session, as well as the posting of the notices that are required under Florida Law. Motion Unanimously Approved. Application #2 is for the use of the Community Center by the Wildlife Committee for a Bat presentation on July 19, 2021, from 6pm-7pm. Motion made by Director Eldred to approve the Wildlife presentation. Motion 2nd by Director Schmelz and Director Shaw. Discussion was held by Director Schmelz asking Manager Hedges if monies approved for O.T. for these afterhours presentations was sufficient, Manager Hedges agreed that monies approved are sufficient. Motion Unanimously Approved. President Aho asked for a Motion for the approval for live bats to be present during this presentation. Motion made by Director Schmelz to approve live bats during presentation. Motion 2nd by Director Shaw. Motion Unanimously Approved. Application #3 is for the

use of the Community Center on December 3, 2021 from 5pm-9pm for a rehearsal dinner. Motion made by Director Shaw to approve the December 3, 2021, rehearsal dinner. Director Schmelz 2nd the Motion. Motion Unanimously Approved.

- President Aho made a Motion as follows:

Commencing August 1, 2021, any RWA member, and any tenant, guest, or invitee of the member, who is more than 90 days delinquent in paying any monetary obligation due to RWA, will have the right to use the following suspended:

1. Access and use of the boat launch ramp at the Marina;
2. Renting any room or space at the Community Center;
3. Reserving any room or space at the Community Center;
4. Renting any boat slip at the Marina; and

The rights to vote in the 2021 RWA election process. These suspensions shall apply even if the delinquency arose from less than all multiple parcels owned by a member.

These suspensions end upon full payment of all obligations currently due or overdue to RWA and the rights enumerated above shall be restored.

The association shall notify the applicable owners by mail of this policy at least 14 days prior to the August 1, 2021, suspension date.

Motion 2nd by Director Schmelz. Discussion was held regarding this Motion. Motion Unanimously Approved.

- President Aho presented the next item for new business to review the bids and the selection of a vendor for the letter to the members which will be explaining the changes to the RWA website scheduled for September. Presented was a rough draft of the letter that will be mailed to the members of the community for the "Members Only" portion of the RWA website. There will be a PUBLIC RWA website area where items such as DEED RESTRICTIONS and CALENDAR of EVENTS listed, and other items that are not PRIVATE to the residents or the RWA will be available to the PUBLIC. Motion made by Director Besase to approve authority to be given to Manager Hedges to proceed with the printing of the RWA Member Only Website Letter Mailout 2021 but not to exceed more than \$2900.00. Motion 2nd by Director Shaw. Motion Unanimously Approved. President Aho thanked the Communications Committee, Director Shaw and Manager Hedges for spearheading this project and getting it all underway and completed.
- President Aho opens discussion related to the Harbor Village Community Development District Public Hearing being held on June 22, 2021 @ 2pm, regarding the proposed development at 776 & Gasparilla Road. Discussion was held on traffic concerns that this development will bring to Rotonda East and Gasparilla Road. Motion made by Director Schmelz to approve a concise presentation by the President on behalf of the Board related to the transportation impacts to the Rotonda Blvd. East and Gasparilla Road. Motion 2nd by Director Eldred. Discussion was held regarding the impact that this development will bring to the 776, Gasparilla Road and the El Jobean bridge. Motion Approved (4-1)

MEMBERS INPUT (Non-Agenda Items)

Linda Miller addressed the Board with questions how a Board member can be allowed to have several private FaceBook Groups that members can join but many of those who have are not allowed into the group or have been removed from the group if they do not agree with an administrator. Ms. Miller feels strongly that the FaceBook Groups do not support this community in its entirety.

Karen Adelman commented that she agrees where everyone is coming from and feels as though the only way to handle this is to be sure to vote in the upcoming election. Ms. Adelman would also like clarification on some of the new deed restrictions and asked if she needs to bring her home up to date with the new deed restrictions.

Judy Murdoch addressed the Board and announced that this was the first Board meeting that she has ever attended and appreciates the explanation on certain items. Ms. Murdoch stated that she feels that the Board should take the lead from Manager Hedges with regards to “not” discussing community members violations with other members of the community. Ms. Murdoch would also like it recorded that she requested the resignation of Director Shaw.

Cynthia Chatham commented that she agrees with the other members that spoke before her and requested the resignation of Director Shaw. Ms. Chatham also believe that there are some serious ethic issues that need to be addressed as well. Ms. Chatham also asked how you can ask your members to uphold a certain standard when the Board does not do so themselves.

Linda Bondeson (via zoom) commented that she agrees with all the members that spoke before her and requested the resignation of Director Shaw.

DIRECTOR INPUT

President Aho opened discussion for Director Input and asked to begin with Director Schmelz as Chair of the Deed Restriction Committee to address Ms. Adelman’s questions regarding her property.

- Director Schmelz stated that if your improvements remain unchanged then you will not have to make changes to meet the new Deed Restriction requirements. However, if you change that improvement then you will have to make that change to the new Deed Restriction.
- Director Besase commented that many of the items that came up in this meeting and have been coming up in recent meetings and feels that these items need to be worked on at the Committee level. However, please keep in mind that the developer has the “veto” power. Director Besase suggested that all the angst that members have to be brought forward in the Deed Restriction and the Residential Modification meetings and get these fixes in the By-Laws and the Deed Restrictions.

- Director Shaw commented and made clear that her comments and vote regarding Mr. Altenburg's sign violation was against a Motion that was out of order, and about staying consistent with the rules that are in place.
- President Aho reminded everyone of the upcoming Hurricane Preparedness Presentation on June 15th @ 2pm in the Community Center and will also be presented via zoom. Our Community Emergency Response Team will be here doing a presentation as well as a presentation will be given by Patrick Fuller of Charlotte County.

ADJOURNMENT

Meeting adjourned at 3:43 pm.

Next Board Meeting: 24 June 2021, 2 PM

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