

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

Board of Directors Meeting
Thursday, June 24, 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, Deb Orchard, Gwen Grace, Pam Wright, Cari Hale, Jack Meiz, John Stem, Wayne Legris, Dick Moran, (via zoom) Linda Bondeson, Bob Bondeson, phanson, nicho, Les Goodman, Greg Banks, kentandbonnieanselment, joe, cari, Melanie Wasson, cssmith, cin, Leo Ban Orden, Owner's iPhone, djens, Jim, Nancy Ward-Snyder, Kelly's Ipad, Miss Loni, Albert Bussiere, Cheryl, iPhone, Pat's iPad, Kelly's Ipad, Ginni Mahon, hankkillion, iPhoner 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.

Director Schmelz moved the Board to approve the Meeting Minutes for the 10 June 2021 BOD Meeting. Motion 2nd by Director Eldred. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

No Member Input.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President Aho noted a calendar issue for the 4th of July Holiday will be observed on Monday, July 5th is a Monday and asked that all liaisons and chairs for Activities, Communications and Wildlife, to please get their agenda and information to the office by Friday, July 2, 2021, so they can be posted, so that staff will not have to come in on Monday to do so. President Aho also asked Board Members to do the same as the BOD Agenda will need to be posted July 6, which is the first business day prior to the BOD meeting on July 8, 2021.

President Aho also noted the Board of County Commissioner's public hearing regarding the Harbor Village Development proposal was held on June 22, 2021. President Aho spoke

sharing Rotonda West concerns of the traffic impact of this particular development. President Aho thanked Director Schmelz for his help in providing the traffic data and together they were able to put together concerns with regards to the traffic impact that this development will have on our community. This was simply a meeting to approve the financing for this development. The next step in the process will be a site plan development review process. We will stay there to continue to present our traffic impact concerns with the development. Holiday Lakes Community was also present to share their concerns and will continue to be active in this process as well. Connie Smith from West Ways attended the meeting as well and believes there will be an article in West Ways as well. Director Shaw thanked President Aho for the update on this development.

Treasurer's Report: Director Besase

Director Besase noted that the Treasurer's report for the month of June, 2021 will be presented at the July 8, 2021 BOD meeting.

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 Cowin asked Manager Hedges if the suspension letters mentioned in his report are sent out per owner or per lot. Manager Hedges stated that the letters are sent out per lot (account#). If you own 10 lots (properties), you will 1 letter for every lot that is delinquent. Director Shaw asked Manager Hedges to explain suspension of privileges. Manager Hedges explained that the suspension of privileges means that members will not be able to vote in an election and use of the community amenities will not be permitted as well. (Note: Parking permits and RMC's are still required per our Deed Restrictions.) Director Besase confirmed with Manager Hedges that the suspensions are for members that are more than 90 days delinquent. These suspensions go into effect on August 1, 2021.

Deed Restrictions Violations: Holly Carr, Administrator
No Report.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)
No Report.

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. The next RWA Budget & Finance Meeting is scheduled for Monday, July 12, 2021, at 9:30am.

Buildings & Grounds – Director Besase (Chair)

Director Besase stated that a RWA Buildings & Grounds meeting was held on Tuesday, June 15, 2021. Director Besase provided a written report which is attached to these minutes.

- Director Besase made a Motion RWA BOD that the Manager be authorized to select a contractor to perform approximately 2700 lineal feet of new shell topping over multi-use path to include delivery, grading and compaction at a NOT-TO-EXCEED price of \$27,000. Note that 4 bidders were solicited, and 2 bids were received, and 2 bids were “no bids”. Monies to be taken from the RWA Reserves, Building & Grounds account. Work to be performed in the next 60-90 days, weather and contractor scheduling permitting. Director Schmelz 2nd the Motion. Motion Unanimously Passed.
- Director Besase made a Motion RWA BOD that the Manager be authorized to select a contractor to make a sign (Lake Farrell) at a NOT-TO-EXCEED price of \$300.00. Monies to be taken from the RWA Reserves Building & Grounds account. Work to be performed in the next 60-90 days, weather and contractor scheduling permitting. Director Eldred 2nd the Motion. Director Eldred stated that words will read “In gratitude for John’s generous gift of Broadmoor Park to our Community. Motion Unanimously Passed.
- The next RWA Building & Grounds meeting is Tuesday July 18, 2021, at 6:30PM in the RWA Community Center and via Zoom. EVENING MEETING
- President Aho and Director Schmelz thanked Director Besase for scheduling an evening meeting to help accommodate all members of our community.

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)

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

- Director Cowin made a Motion to approve the garden as described in the attachment at a cost of \$1200.00. Director Eldred 2nd the Motion. Motion Unanimously Passed.

UNFINISHED BUSINESS

- President Aho mentioned the standing item and materials from the Activities Committee.
- Deb Orchard presented a report and materials attached to these minutes. Director Cowin made a Motion to approve the budget request for Music in the Park scheduled for July 22, 2021. (\$300 for performers and \$200 for staff overtime) Director Eldred 2nd the Motion. Motion Unanimously Passed.
- Director Cowin made a Motion to approve the budget request for Halloween (October 31, 2021) as outlined in the packet for port-a-johns and trash cans. Director Shaw 2nd the Motion. Director Schmelz asked if the budget was in line with what has been done in previous years. President Aho stated that it is more generous than what has been done in previous years. Motion Unanimously Passed.
- President Aho and Director Cowin commended the Activities Committee on the great success of the Music in the Park kick-off event. The next Music in the Park event will be Thursday, July 22, 2021, at 6-9pm with The Frank Sanders Trio Jazz Band.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho noted that there are no applications for the mowing of common areas and there are no applications for use of the common areas at this time.

MEMBERS INPUT (Non-Agenda Items)

Pam Wright addressed the Board about property rentals within the Rotonda West Community and realizes that there have been prior discussions with the Board regarding this topic. Ms. Wright noted a particular rental property in the Pinehurst section that trash cans are placed outside of the house, trash overflowing to the curb and no pickup for 2 ½ weeks, creating an eyesore and possibly a rodent problem. Ms. Wright respectfully asked the Board to readdress this issue of rental property term restrictions and other issues and amended the Deed Restrictions as deemed appropriate for our property owners.

RESPONSE TO MEMBERS INPUT

President Aho opened discussion for Response to Members Input and asked to begin with Director Schmelz as Chair of the Deed Restriction Committee to give input regarding short term rental property topic.

- Director Schmelz stated that this has been an ongoing discussion and has been brought to the Developer in hopes of changing the Deed Restrictions regarding short term rentals. The Deed Restriction Committee is very aware of the changes to sb630 and at this time is waiting to see how the Developer will respond to these changes.

- Director Besase stated again that the Developer has “veto power” over deed restriction changes. Director Besase reminds members to document the nuisance issues and report them to the office so that they can get a notice out to the property owner.
- President Aho agrees that this has been an ongoing issue and has been in front of this Board for over a year and has been in front of the Deed and relayed to the Developer, and that Director Schmelz and Director Besase summed it up rightfully in that the Board was told by the Developer when asked that they would not support any type of rental limitations to the Deed Restrictions, which leaves us hamstrung as to what we are able to do and the new changes to the 720 statute leaves us further hamstrung in this situation.
- Director Cowin asked Manager Hedges that if issues are reported are they addressed accordingly? Manager Hedges confirmed that the issues that have been reported and are within our scope of managing have been properly addressed.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

- Director Schmelz stated as we go through the mowing schedule of Broadmoor Park, he has noticed that the staff has been out mowing the Broadmoor Park common areas quite regularly and would like to make sure that we keep up and we do not exceed that 8-10inch county requirement for the length of grass. Director Schmelz also commented that the staff have been doing a great job with the mowing and appreciate their work.
- Director Shaw commented that she has watched the Deed Restrictions meetings and she is aware as well as many are of a lot of concerns regarding signs and Holiday issues. Director Shaw feels that these issues should be addressed as soon as possible and requested that the Deed Restrictions Committee hold a specific meeting in this regard. Secondly, Director Shaw commended the Activities Committee on a “Bang Up Job” on the Music in the Park Ukulele Concert. It was a great time!
- Director Eldred stated that he feels the same way as Director Shaw does with regards to the sign issue and really would like to see resolution before the Holiday Season is upon us. Director Eldred had concerns regarding the Activities Calendar and its updates.
- President Aho stated that all Directors had received the email from a member regarding the calendar not being updated, which was immediately updated with addition of the two newly approved events. President Aho commended Mr. Harris on the work that he does in keeping the calendar current and up to date as the events are scheduled.

ADJOURNMENT

Meeting adjourned at 2:48 pm.

Next Board Meeting: 8 July 2021, 2 PM

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

Attachments:

Agenda

Minutes

Reports