

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

Board of Directors Meeting
Thursday, July 8, 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, Nick Kotzalas, Hank Killion, Barb Peszko, Frank Levin (via zoom) Bob Bondeson, Linda Bondeson, Susan Superak, Les Goodman, Steve Superak, Tim Thurley, Nancy Ward-Snyder, Johna Donahue, Dale Jensen, Tim Rice (djensen), Jim Shaw, Cunthia Chatham, Tom Rocque, Pat's iPad, nschwechel, Owner's iPhoneDeed cd bff x Ed yy d Red yytt t see, Linda Miller, C Lateer, Betsy Cummings, J A Stem, Linda Zielke, Gwen Grace, Ruthann Brown

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 Eldred moved the Board to approve the Meeting Minutes for the 24 June 2021 BOD Meeting. Motion 2nd by Director Shaw. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

- Nick Kotzalas, MSBU chair, presented an update to the Board on the status on the bridge repair project to the 17 bridges owned by Rotonda West (Not including the bridges on Rotonda North, East & West that are covered under the state gas tax). This project is projected to be completed in a 3-year time frame. Mr. Kotzalas provided a breakdown of the proposed assessment increase and what the monies would be covering to keep this project going forward and be completed before road construction starts on our Rotonda roadways. Mr. Kotzalas also noted that work on the drainage system will begin sometime in August/September 2021 and will take 3-years to complete. President Aho thanked Mr. Kotzalas for his presentation and for all the work of the MSBU members.
- Hank Killion presented an update to the Board on the Storm Water MSBU. Mr. Killion noted the monies that are in reserves and the budget that is suggested for the next 3-years. The completion timeline will be based on the priority of Charlotte County. Mr. Killion also mentioned that a bathymetric survey will be done on our Rotonda River and

the depth to see whether it will need to be dredged for water quality. Costs for any dredging that may need to be done will be picked up by the West County Storm Water. This survey and possible dredging are important to our community for it water quality as well as for water diversion and rainwater runoff when we experience heavy rains.

- Mr. Levin presented to the Board his concerns with using Zoom during his use of the Community Center for the Life Long Learning Seminars that he submitted an application to the Board for Approval.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

Treasurer's Report: Director Besase

Treasurer's report for the month of June 2021 will be presented at the July 22, 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.

Deed Restrictions Violations: Holly Carr, Administrator

President Aho stated that there are 39 violations listed in the Board packet for approval. Motion made by Director Shaw to levy the fines on members for violations listed numbers 1 through 39. 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. Motion Unanimously Approved.

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)

No Report.

Buildings & Grounds – Director Besase (Chair)

No Report.

Communications – Karen Harvey (Chair)

No Report.

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)

No Report.

Residential Modifications Committee – Barb Peszko (Chair)

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

Wildlife Committee – Cari Hale (Chair)

No Report.

UNFINISHED BUSINESS

No Report.

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 was only 1 application for mowing of the common areas related to Broadmoor Park for approval. Director Shaw made a Motion to approve the mowing application. Director Schmelz 2nd the Motion. Discussion was held regarding the distance past his property that he would be mowing. Clarification was made by Manager Hedges. Director Shaw amended the Motion to approve mowing up to 30 feet past his property line. Director Besase 2nd the Amended Motion. Motion Unanimously Passed.
- President Aho presented 2 applications for use of a common area. Application #1 is for the use of the Community Center for a Birthday Party on August 7th, 2021. Director Schmelz made a Motion to approve the use of the West Room on August 7th, 2021, from 4-8pm. Director Besase 2nd the Motion. Discussion was held regarding alcohol being present at the birthday party. President Aho asked manager Hedges to work with this resident in making sure that there is some additional insurance coverage in place for this situation. Motion Passed (4-2). Application #2 is for the use of the Community Center for a Life Long Lecture course on Cosmology. Director Cowin made a Motion to approve a suite of dates for Mr. Levin to hold these lectures on Cosmology. Discussion was held regarding conflicting calendar event dates. President Aho made a Motion to table this application and have Mr. Levin work with the office to work in with Community Center calendar schedule. Motion 2nd by Director Schmelz. Motion Unanimously Passed.

- President Aho noted the presentation given by Mr. Nick Kotzalas, chair for the Rotonda West Streets and Drainage Unit. President Aho also noted for informational purposes that the Commissioner’s public hearing will be held on July 22, 2021, at 5pm at the Tringali Center. There were no questions for discussion and President Aho thanked Mr. Kotzalas for his hard work on the MSBU.
- President Aho noted the presentation on the West Charlotte Storm Water Utility Unit and thanked Mr. Killion for his presentation regarding the work on the utility unit. There were no questions for discussion.

President Aho presented the last item of New Business, which was the resignation of Director Schmelz.

- Director Schmelz addressed the Board in its entirety and stated that it has been a pleasure to represent the residents of Rotonda over the past several months, however, opportunities come, and opportunities go. Director Schmelz stated that this Board has survived 50-years as an HOA and as a Community is very laudable and this Community is in a position to do great things.
- Director Schmelz addressed President Aho and announced, “It is with mixed feelings, but great anticipation for the future, that I hereby tender my resignation as Director of the Rotonda West Association Inc., effective upon receipt.” Also, “having resigned as Director of the Rotonda West Association Inc., I also hereby resign as Chairman of the Deed Restriction Committee, effective upon receipt.”
- President Aho commented that she has enjoyed working with Director Schmelz and enjoyed working with him prior to him joining the Board and the Deed Restrictions Committee. President Aho wished Director Schmelz and his family on the best and hopes that he does not make himself a stranger to the Board or the Community. His insight and help that he has given while serving on the Board has been greatly appreciated.
- Director Besase extended his best wishes to Director Schmelz and his family and has also enjoyed working with him and appreciates everything that he has done at a committee level and at a Board level. “Thank You.”
- Director Eldred commented that it has been a pleasure knowing Director Schmelz and has really enjoyed the conversations that they have shared. Director Eldred wished Director Schmelz and his family the best.
- President Aho announced that with Director Schmelz resignation, there is now a vacancy on this Board. Director Besase made Motion to fill the vacancy on the Board with David Kelly. Director Cowin 2nd the Motion. There were no additional nominations. Motion Unanimously Passed. President Aho thanked Director Schmelz and welcomed Mr. Kelly back to the Board.

MEMBERS INPUT (Non-Agenda Items)

- Cynthia Chatham addressed the Board regarding the schedule of the Compliance Officer and his route. Ms. Chatham feels that certain areas are being targeted and would like to know if the Compliance Officers schedule and route are being monitored? President Aho

commented that that Manager Hedges and Ms. Carr, oversee the schedule and the Compliance Officer's route and has full faith that they are working with him to insure that all areas in our neighborhood's as well as other areas under the deed restrictions are being reviewed as best as they can be within a limited amount of time.

- Linda Miller addressed the Board and first thanked them for electing Mr. Kelly to the Board and "doing the right thing." Ms. Miller also asked about the sign issue, and does not recall it being addressed and wonders if there has been a determination as to what signs need approval? President Aho commented that the group that is working on that is the Deed Restrictions Committee and will be meeting again at the end of this month, pending an interim chair and a Board Liaison, but to answer the question, it is all being worked on. Ms. Miller thanked President Aho for her update.

RESPONSE TO MEMBERS INPUT

President Aho opened discussion for Response to Members Input.

- Director Besase commented that quickly looked over the sections on the Deed Restriction Violations list and does not see where a particular section is being targeted.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

- Director Besase noted that he has given the Board and the Deed Restriction Committee some ideas, (as a resident and Not a Board Member) on the areas that seem to be getting a lot of attention recently, to keep the dialog going and get some clarification and to try and remove some of the ambiguity that is currently in the Deed Restrictions. Which has worked for 30-40 years but is not working now.
- Director Cowin commented that we need to move forward with the Deed Restrictions regarding signs and different issues and feels the only way to do that is to replace the outgoing chairperson with a new chairperson. Director Cowin made a Motion elect President Aho to act as the Deed Restrictions Committee chairperson. Director Eldred 2nd the Motion. Discussion was held and Director Shaw made a Motion to elect Les Goodman as chairperson of the Deed Restrictions Committee. Director Eldred 2nd the Motion. Motion Unanimously Passed. Director Cowin amended the Motion to elect President Aho to remain as the Deed Restriction Liaison. Director Eldred 2nd the Motion. Motion Unanimously Passed.
- Director Eldred commented that he truly hopes for a resolution regarding the sign issue and hopes that it is sooner than later.
- President Aho made a Motion to elect David Kelly as the Residential Modification Committee Board Liaison. Director Shaw 2nd the Motion. Motion Unanimously Passed.

ADJOURNMENT

Meeting adjourned at 3:03 pm.

Next Board Meeting: 22 July 2021, 2 PM

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