

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

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

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, Jerry Eldred, David Kelly, Diane Shaw

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Frank Levin, Les Goodman, Randy Keller, Sue Superak, Maureen McDowell, Jack Metz (via zoom) Holly Carr (Holly), Bob Bondeson, Cari Hale, Kentandbonnieanselment, Ruthann Brown, Dennis and Cheryl Gwartney, phanson, Mitchell & Jennifer, Jim Shaw, Frank Warren, Owner's iPhone, Andrew Leonard, Karen Adelman, Linda Zielke, Linda Bondeson, Michael Donahue, Ruthann Brown, Greg Banks, Kelly's Ipad, N Schwechel, Karen's iPhone, Walter's iPad, Christyn Scott, Claudine Hoffer, Mike & Karen Coffee, Greg Banks, Anne-Marie Hunter, joe, Ginni Mahon, Melanie Wasson, Cindy Deegan, iPhone, Harley Effertz, Rodney, Dodie Pavy

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 Shaw moved the Board to approve the Meeting Minutes for the 8 July 2021 BOD Meeting. Motion 2nd by Director Besase. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

- Barb Peszko addressed the Board and asked if the Board would please reconsider the process in which the committees (Page 8, Section 11) need to follow in order to bring new members to serve on RWA committees.
- Frank Levin addressed the Board regarding the scheduling of LifeLong Lectures on Cosmology. Mr. Levin also asked the Board to allow a few non RWA residents to attend as his guests.
- Bob Bondeson addressed the Board with some concerns with the proposed By-Law amendments noted in the attachment in the Board Packet. Specifically, page 8, Section 11 Committees. Association expenditures on page 14, Section 3 regarding raising the amounts of expenditures that can be approved by the Board without the requirement of

solicitating the 3 bids necessary. Has this been discussed and by what committee and was the membership invited to partake in these discussions?

- Cari Hale added her concerns to the verbiage proposed By-Law amendments as well, specifying Section 8A regarding Board run committees. Ms. Hale asked that the consideration be taken today and that the proposed change read: In addition, the Board will organize all committees including but not limited to approving the committee members and chairs.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

Treasurer's Report: Director Besase

Director Besase provided a written reports 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

No Report.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)

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

- Director Cowin made a Motion for the approval of 2 additional people to the Activities committee, Denise Slovinski & Lynn Smith. Director Eldred 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)

Mr. Legris provided a written report which is attached to these minutes.

- Besase made a Motion to approve the recommendation of the RWA Budget & Finance Committee for the Board to fund and additional \$130K to the RESERVES. Director Eldred 2nd the Motion. Motion Unanimously Passed.

Buildings & Grounds – Director Besase (Chair)

Director Besase provided a written report which is attached to these minutes. Director Eldred noted for anyone that may be questioning that the Lake Farrell sign was previously approved by the Board. Director Eldred also questioned what kind of signage will be put in place for the new area of the parking lot. Director Besase stated that there will be signs as well as arrows for directional purposes.

Communications – Karen Harvey (Chair)

President Aho noted that the materials listed in the Board packet were for information purposes only.

Compliance – Barb Peszko (Vice-Chair)

No Report.

Deed Restriction – Les Goodman (Chair)

No Report.

Election Committee – President Aho (Chair)

President Aho noted that the materials listed in the Board packet were for informational purposes only. The one reminder item is that the deadline for prospective candidates to submit their materials is August 13, 2021 at 12:01PM in the lockbox at the office and the committee will meet at 1:00PM to review them.

Residential Modifications Committee – Barb Peszko (Chair)

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

- Director Kelly made a Motion to approve an update to Section 6 of the RMC Guidelines regarding driveways & walkways as provided to each Director. Director Cowin 2nd the Motion. Motion Unanimously Passed. Director Kelly made a Motion to approve the nomination of John Meyer to the Residential Modifications Committee. Director Cowin 2nd the Motion. Motion Unanimously Passed.

Wildlife Committee – Cari Hale (Chair)

No Report.

UNFINISHED BUSINESS

- Director Cowin made a Motion to approve Mr. Frank Levin’s Life Long Learning Lectures to resume on Wednesday’s starting August 11, 2021 thru October 7, 2021. Director Shaw 2nd the Motion. Motion Unanimously Passed.

NEW BUSINESS & COMMUNICATIONS – President Aho

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

- Director Besase made a Motion to approve the mowing application. Director Cowin 2nd the Motion. Discussion was held regarding the distance past his property that he would be mowing. Motion Unanimously Passed.

- President Aho presented 2 applications for use of common areas. Application #1 is for the use of the Community Center for a luncheon for the Women of Windward on November 10, 2021 from 11:30am-2:30pm. Director Cowin made a Motion to approve the luncheon application. Motion Fails with No 2nd. Director Shaw made a Motion to deny the “WOW” luncheon application. Director Eldred 2nd the Motion. Discussion was held with reasons to deny, due to a conflict with another meeting. Motion Unanimously Passed (to “Deny”). Application #2 is for the use of the Community Center for Bingo on the 3rd Sunday of each month starting September 19, 2021. Application not considered due to Board approving RWA Bingo at its June 10 meeting.

President Aho opened discussion regarding the printing costs for the RWA Annual Meeting Notice Mailout for 2021.

- Director Besase made a Motion to approve the printing of the RWA Annual Meeting Notice Mailout for 2021 not to exceed \$11,318.00. Director Cowin 2nd the Motion. Motion Unanimously Passed.

President Aho opened discussion regarding the “Proposed” amendments to the RWA By-Laws. She explained that the suggested changes were made by the attorney in order to bring the By-Laws into compliance with the recently passed changes with Florida Statute 720. President Aho also stated that these changes in the By-Laws were before the Board on March 25, 2021 and again on April 22, 2021.

- Director Besase made a Motion to change the wording Page 6, Section 8A (Meetings) to insert “approving” instead of “appointing”. Director Cow 2nd the Motion. Motion Unanimously Passed.
- Director Cowin made a Motion to approve Director Shaw’s amended paragraph of Page 8, Section 11 (Committees). Director Eldred 2nd the Motion. President Aho asked for clarification of amended paragraph. Motion Unanimously Passed.
- Director Kelly made a Motion to leave portion of By-Laws as in on Page 9, Section1 (Officers) with “No Changes”. Director Eldred 2nd the Motion. Discussion was held regarding the President holding more than one position. Motion Failed (5-1) Director Besase moved to amend that sentence to state that the President shall not hold any additional officer position. Director Kelly 2nd the Motion. Motion Unanimously Passed.
- Director Besase made a Motion that Page 14, Section 3, Paragraph’s 1 & 2 (Association Expenditures) limits \$6,000.00 & 12,000.00 to remain the same. Director Eldred 2nd the Motion. Motion Unanimously Passed.
- President Aho made a Motion to amend and correct pages numbers. Director Eldred 2nd the Motion. Motion Unanimously Passed.
- Director Cowin made a Motion to approve the amendments to the RWA By-Laws with changes as discussed and voted. Director Shaw 2nd the Motion. Motion Unanimously Passed.

MEMBERS INPUT (Non-Agenda Items)

Anne-Marie Hunter asked the Board what they are doing regarding the RMC Committee choosing not to impose a fine on a violator. Does this not give other people who have been given fines a chance to oppose them and have them dismissed?

Andrew Leonard addressed the Board regarding the Sector Signs asking why we have so many, why we spend money on the signs. He asked how many members actually use Broadmoor Park and is it worth all of the money that is spent to maintain this park. He asked if we knew how many occupied lots were in Rotonda West.

RESPONSE TO MEMBERS INPUT

President Aho opened discussion for Response to Members Input.

- President Aho responded to Ms. Hunter's questions regarding the RMC Committee fines. It is the Compliance Committee that does this work and is how it is handled through Florida 720. Once the Board makes a recommendation for a fine if a person wishes to appeal it, it then goes to the Compliance Committee and that is their appeal, and the Board is left out of the decision. The Compliance Committee is considered the appeals board and those are their decisions.
- President Aho responded to Mr. Leonard's questions regarding the Sector Signs and that the Building and Grounds Committee have discussed the need for the number of signs needed quite frequently. Regarding the Memorial Parks, President Aho believes that they are being used as intended as well as the use of Broadmoor Park. As far as the occupied/developed lots there are roughly 6000 homes and roughly 500 vacant improved lots that are owned. To get an actual count, we would have to hire a company to do a survey.
- Director Cowin feels the same in that the Memorial Parks are being put to good use whether it be people walking, sitting, or parking while using their cell phones. Director Cowin also commented on the occupied/developed lots in Rotonda.
- Director Besase commented on the number of lots are available to build on are becoming less and less, some lots are owned without the intention of building on. Also, that Broadmoor Park is nicely utilized more over the county park that is within Rotonda West.
- Director Eldred invites Mr. Leonard, his neighbors, and the entire community to come out and see Broadmoor Park and see what it has to offer.
- Director Shaw commented that Broadmoor Park and its amenities are a definite asset to our community.
- Director Kelly commented on the attendance count for Broadmoor Park. Director Kelly questioned if 29 Sector signs are actually needed, which would be a Building & Grounds project.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

- Director Kelly thanked the Board for having him and he will get the Manager Hedges to get the paperwork done that is need for his director position.

- Director Eldred noted that the Aquatics Committee would like to renew the canal contract. However, the committee must have a meeting to discuss the contract. Director Eldred addressed some of the comments that he has read on FaceBook of why the community isn't involved and why are they not notified of certain things. Director Eldred reminded the community that every time that there is a physical mailing out to the community it comes at a cost of approximately \$20,000.00.
- Director Shaw reminded everyone that Les Goodman is the Chair of the Deed Restriction Committee and has been working diligently on the sign issue and commends him on the work that he has done so far.

ADJOURNMENT

Meeting adjourned at 3:45 pm.

Next Board Meeting: 12 August 2021, 2 PM

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

Attachments:

Agenda

Minutes

Reports