

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

**Board of Directors Meeting**  
**Thursday, August 12, 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, Les Goodman, Pat Kelly, Larry Kelly, Paul Schmidt, Jennifer Cope, Gwen Grace, Katheryn Gallagher, Randy Keller, Deb Orchard, John Dalgliesh (via zoom) Bob Bondeson, Linda Bondeson, Susan S, Carl, Kentandbonnieanselment, Nancy Schwechel, Johna Donahue, Jim Shaw, iPhone, Pat's iPad, Jack Metz, Bryan Cordell, Leo Van Orden, Tom Rocque, Michael Donahue, Frank Warren, Joseph Charles Territo, Dodie Pavy, Penny Hanson

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 Besase moved the Board to approve the Meeting Minutes for the 22 July 2021 BOD Meeting. Motion 2<sup>nd</sup> by Director Shaw. Motion Unanimously Approved.

**MEMBERS INPUT** (Agenda Items)

Jennifer Cope addressed the Board on behalf of the Rotonda West Woman's Club and invited the RWA Activities Committee to partner with them for their Alzheimer's Walk Event application presented in the Board Packet to make it a complete community participation event.

Gwen Grace addressed the Board regarding the application presented in the Board Packet for approval and to save the date for the Holiday Parade in December that would like to end the parade at the RWA Facility.

**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

President Aho stated that there are 43 violations listed in the Board packet for approval. Motion made by Director Eldred to levy the fines on members for violations listed numbers 1 through 43. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Motion 2nd by Director Shaw. 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)

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

President Aho asked if the Activities Committee would like to partner with the Rotonda Women's Club for the Walk for Alzheimer's Event. Ms. Orchard confirmed that they would like to partner with this event. Director Cowin made a Motion to approve the RWA Activities Committee and the RWA Women's Club partnership for the Walk for Alzheimer's Event on October 2, 2021, at 8:30am-11:00am. Director Shaw 2<sup>nd</sup> the Motion. Director Besase asked if the Community Center will need to be open for this event? Activities Committee would like the Community Center to be open for the use of the restroom facilities only. Discussion was held that 1 person on site during this event will suffice. Motion Unanimously Approved.

**Administration/Personnel** – President Aho (Chair)

No Report.

**Aquatic Committee** – Stan Plizga (Chair)

Director Eldred provided Board with an update and the unanimous approval of the option to renew the FloridaAquatics canal cleaning contract.

**Budget & Finance Committee** – Wayne Legris (Chair)

Mr. Legris provided a written report which is attached to these minutes. Director Besase made a Motion to approve Phase III, for 20 properties (10 vacant lots & 10 homes) to be forwarded to the attorney for foreclosure action. Director Eldred 2<sup>nd</sup> the Motion. Discussion was held regarding attorney costs per property and if these costs are included in the budget process and are the properties confirmed if there are mortgages on these properties. Clarification was made by Manager Hedges. Motion Unanimously Approved.

President Aho asked the Board to review their calendars to schedule a Budget & Finance and the Board of Directors workshop on September 23, 2021, at 11am. Workshop was scheduled.

**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** – Les Goodman (Chair)

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

Discussion was held regarding the RWA sign guidelines and the changes that the committee is working on. Director Shaw thanked Mr. Goodman and the Committee for agreeing to meet twice a month to discuss these issues and work on a resolution as well.

**Election Committee** – President Aho (Chair)

President Aho noted that there is no report which, will be presented at the next Board meeting. The Election Committee will meet August 13, 2021, at 1pm to open the candidate submissions that are due in the lockbox by 12pm, August 13, 2021. President Aho encouraged all candidates who may be listening to attend the Election Committee meeting in person so that if there are any problems they can be fixed and get your submissions to the Board for the determination of candidacy.

**Residential Modifications Committee** – Barb Peszko (Chair)

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

**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 purchase of signs & markers on an as needed basis up to the previously approved budget amount of \$1300.00. Director Eldred 2<sup>nd</sup> the Motion. Discussion was held regarding how much money has been spent to date, the cost of signs, the number of signs needed and the reason for the signs when they have been marked with GPS coordinates. Director Cowin amended the Motion for the dollar amount of \$1000.00 which is the remaining amount of the previously approved budget. Director Eldred 2<sup>nd</sup> the amendment. Director Cowin amended the Motion again to read: Motion to approve the purchase of gopher tortoise signs & marks on an as needed basis up to \$1000.00 which is the remaining amount of the previously approved budget. Director Eldred 2<sup>nd</sup> the Motion. Motion Failed (3-3).

**UNFINISHED BUSINESS**

No Report.

**NEW BUSINESS & COMMUNICATIONS** – President Aho

President Aho noted that there were no applications for the mowing in common areas related to Broadmoor Park.

- President Aho presents 6 applications for use of a common area.

Application #1 was for the use of the Fred Warner Room at the Community Center by the GFWC-RWWC Happy Bookers Book Club every 4<sup>th</sup> Friday of each month except December starting August 26, 2021, from 11am-12pm. Director Besase made a Motion to approve the GFWC-RWWC Happy Bookers Book Club for every 4<sup>th</sup> Friday starting August 2021. Director Shaw 2<sup>nd</sup> the Motion. Discussion was held to clarify start date of Thursday, August 26. Ms. Casteel will clarify start with the GFWC-RWWC. Motion Unanimously Approved.

Application #2 was for the use of the Community Center for the RWWC to partner with RWA for a Rotonda Walk for Alzheimer's Outdoor Event on October 2, 2021, at 8:30am-11:00am. Also requesting to make the restrooms of the Community Center available for the Walk Event. Director Besase made a Motion to approve the Rotonda Walk for Alzheimer's sponsored by the Women's Club for Saturday, October 2, 2021, and outside event with access to the restrooms. Director Cowin 2<sup>nd</sup> the Motion. Motion Unanimously Approved.

Application #3 was a resubmitted application for the use of the Community Center by the Women of Windward "WOW" for a luncheon on November 10, 2021, from 11:30am-2:30pm. Application was resubmitted after clarification of requested room and date calendar conflicts. The application is at the request of an RWA member, however, most of the attendees being residents outside of the RWA. Director Shaw made a Motion to approve the application for a luncheon for the Women of Windward on November 10, 2021. Motions Failed with No 2<sup>nd</sup>.

Application #4 was for RWA Christmas Parade Trophy Presentation on December 4, 2021, from 11:30am-5pm (rain date of December 5, 2021, 11:30am-5pm.) Director Besase made a Motion to approve the RWA Christmas Parade Trophy Presentation for December 4, 2021, 11:30am-5pm with a rain date of December 5, 2021. Director Cowin 2<sup>nd</sup> the Motion. Director Kelly questioned the double (??) on the alcohol section of the application. President Aho completed the application with "No" alcohol being served. Motion Unanimously Approved.

Application #5 was for the use of the Rotonda Room at the Community Center by the Rotonda Woman's Club for a Trivia Fun Night on Tuesday, January 25, 2022, at 5pm-9pm. Ticket sales for event and wine drawing (fundraiser), free water and snacks will be provided. Director Eldred made a Motion to approve the RWA Women's Club Trivia Fun Night on Tuesday, January 25, 2022. Director Shaw 2<sup>nd</sup> the Motion. Discussion was held regarding staff that may be needed for this event and the monies needed for staff to be present and confirmation that this will be a fund-raising event. Motion Unanimously Approved.

Application #6 was for the use of the Rotonda Room at the Community Center by the Englewood Chamber of Commerce on January 27, 2021, at 4pm-8pm, with use of the kitchen, alcohol will be present, staff OT needed and the request to use the RWA audio and video equipment. President Aho noted her concerns with this event and feels that the application should be tabled, and discussion be held with the Englewood Chamber of

Commerce with regards to the mentioned concerns. Director Eldred stated he feels the same and agreed that this application be table at this time.

President Aho opened discussion regarding any changes that the Board feels may be needed to the current operations of the Administrative Office and Community Center due to COVID-19. Director Besase has concerns as everyone else does as well, however, feels that the Board needs to continue to monitor any changes and be able to react quickly to any changes as they arise.

President Aho opened discussion on the final item of New Business to review and take action on the option to renew the FloridaAquatics canal cleaning contract. The Aquatics Committee has met, reviewed the contract, and voted unanimously to renew the 1-year contract with the option to renew with the same terms for \$300,000.00. Director Eldred made a Motion to approve the renewal of the FloridaAquatics canal cleaning contract. Director Cowin 2<sup>nd</sup> the Motion. Motion Unanimously Approved.

#### **MEMBERS INPUT** (Non-Agenda Items)

Deb Orchard came before the Board with a Rotonda West wish list (4 items) as a member of the community and as a member of the Activities Committee. Ms. Orchard requested the items as follows:

1. Requests a person to be hired to work 1 evening per week to work from 4pm-9pm which would permit the different meetings to be held at the Community Center without the concerns of Overtime Pay.
2. A request for solar powered string lighting behind the Community Center much like what is currently being used in small towns around America. This would give a feeling of ambiance as well as lighting for the evening activities such as the Music in the Park events, and any other evening events that may be held in the future. Approximate cost would be around \$1000.00
3. A request for a sign much likes our entrance signs placed at the entrance of the driveway to the Administration and Community Center. Also, a sign preferably an electronic sign that would post upcoming events.
4. A request for outdoor restroom facilities be added with the future addition for people that come to the park whether its, weekdays, weeknights, holiday, or events being held.

#### **RESPONSE TO MEMBERS INPUT**

President Aho opened discussion for Response to Members Input.

- President Aho mentioned that outside restrooms are very much front and center of the design of the addition that Buildings & Grounds is currently working on.

#### **DIRECTOR INPUT**

President Aho opened discussion for Director Input.

- Director Shaw noted her concerns with the way that it is voted regarding requests for use of the Community Center and feels that this procedure needs com examination and discussion so that there is a warranted policy that applies equally to all.
- Director Eldred feels that it is important that the Board takes a position to expend money on wildlife. For us to have a wildlife community we need to spend money and we should spend money when there is an endanger or protected species in our community.
- Director Besase reiterated once again on the mowing in the community and commented that our mowing is based on 6 mowing cycles per year and not on a weekly basis. Mowing once a week would increase costs which would then need to be passed along to the members of the community and our assessments would then be increased. Director Besase agrees the Community Center rental agreement needs to be look at and clarifications be made. As to the spending money on wildlife, an exorbitant amount of money is already on Broadmoor Park and feels that we are doing a splendid job at trying balance the needs of the community.
- Director Kelly thinks is great that we are taking on some co-sponsorships with the women’s group and the Alzheimer’s walk and is glad that we are able to look at these on a case-to-case basis and to know exactly where the money is going. That the money is staying local and how it is being used such as local scholarships. So, continuing to work with non-profits is a good thing that we as a community should participate in. Director Kelly mentions that the current water table is the highest that we have seen in awhile with a tropical storm projected for our area and Manager Hedges is still going to get calls regarding mowing. He asks for members to be patient as mowing in areas that have water from the storms can only be mowed once we know that these big tractors will not sink. Director Kelly also mentioned that he believes there are different ways to offset the costs of mowing the vacant lots and feels that this should be reviewed.
- President Aho agrees with the issue of lot mowing and offsetting some of the costs and would be willing to look at different ways to make this happen.

**ADJOURNMENT**

Meeting adjourned at 3:40 pm.

**Next Board Meeting:** 26 August 2021, 2 PM

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

Attachments:

Agenda  
Minutes  
Reports