

Rotonda West Association
Deed Restriction Committee
September 16, 2020

1. ROLL CALL AND CALL TO ORDER

The meeting was called to order at 1:03 PM

Roll call: Patricia Aho, Brian Armen, Allyson Eakin, Dale Jensen, Barry Kean, Mike Kipp and Bernie Schmelz

Members present: Randy Keller, Robert Cattermole (?), Lisa Henson

Members via ZOOM: Astrid Diametta, Joe Amabile, Andrew Leonard, Steve Calvin, Johna Donahue, Lorene Thompson, Michael Donohue, Bryan Cordell, Tina Traversa, Steve Superack, Donna Ahern, Steve Calvin, Susan Superack, Bob Bondeson, Linda Bondeson

Staff: Manager Hedges, Holly Carr

2. INTRODUCTIONS

Ms. Aho opened the meeting and asked the committee members to introduce themselves and give a short synopsis of their experience. Ms. Aho also indicated that she will assume the role of interim chair until the committee fully establishes itself and its work begins in full.

3. REGULAR MEETING DATE & TIME

As agreed by previous communication, the regular date for committee meetings will be the fourth Wednesday of the month at 1:00 PM.

4. REVIEW OF MATERIALS

Ms. Aho discussed the materials that have been provided to the Committee members, which include copy of the current Deed Restrictions – and explained that a new set will be available once developer approved changes are recorded; Sign Guidelines; Committee Charter.

Ms. Aho stated that all of these materials are on the table for discussion and potential revision, however, there is a desire to avoid making any further changes to the Deed Restrictions as their approval process by the developer is lengthy and the RWA has just concluded its review of the 2019 proposed revisions.

It may be more desirable to work within the existing framework of the Deed Restrictions and utilize the Sign Guidelines as the compliance vehicle for the restrictions. The sign guidelines can be revised by the Committee to better align with the Deed Restrictions and staff concerns/recommendations and then forwarded to the Board of Directors for consideration.

Ms. Carr discussed some of the difficulties that she currently encounters regarding sign regulation and indicated that at this time the Guidelines are being applied only to Real Estate Signs and garage sale, estate sale and moving sale signs. Ms. Carr indicated that the sheer volume of signs to be permitted could overwhelm the staff.

The regulation of real estate signs was discussed and Mr. Schmelz suggested soliciting input from the two local real estate boards and also mentioned that the City of Punta Gorda just completed a revision of its sign regulations and that the board of realtors had participated in those deliberations.

Ms. Carr also indicated that there was some difficulty in having everyone comply with the sign approval process. Ms. Eakin asked if some type of on-line process might streamline the application/approval process and raise the level of compliance. Ms. Carr said that about ½ of the real estate signs are compliant.

The consensus of the committee was that RWA should implement the deed restrictions as they pertain to signs, and that there may in fact be opportunity to streamline the process by “pre-approving” certain classes of signs such as garage sale, yard sale and estate sale signs.

The other topic of discussion was Political Signs. RWA has received guidance from its attorneys regarding political signs and their regulation. (See guidelines – Political Signs, item 2).

Mr. Kean stated that it is difficult to regulate political signs as you can only regulate “time, place and how/where” political signs are used. There was some discussion regarding how a political sign is determined, flags being used as political signs and how does one regulate them with regard to freedom of speech questions.

Ms. Carr suggested that with political signs the areas that she needs the most help working through is how “(60) days prior to election” is determined since there are general elections, primaries, and RWA elections.

Ms. Aho suggested that the members think about how the guidelines could be used as a compliance tool – as a rules document that implements the Deed Restrictions.

5. WORKPLAN FOR NEXT MEETINGS

The committee discussed a workplan moving forward. It was agreed that committee members will review Section 21 of the Deed Restrictions – Signs, the Sign Guidelines and also the Policies and Procedures regarding signs and discuss those at the next meeting on October 28th.

Property Rentals – Section 15 and Section 7 will be discussed in November

Committee Charter will be discussed in December.

6. Member Input

Mr. Cattermole requested to speak, though he wished to address rentals. Ms. Aho suggested that he may want to return at the November meeting, however he was welcome to make remarks. He stated that his company manages approximately 45 rentals in Rotonda West and that his owners expect him to manage rentals and field complaints, however he stated that in

his experience the issues have been with the neighbors to the rental property and not the renters. He indicated that they keep up the properties and keep them up and that they also work with their renters to resolve any issues. Mr. Cattermole said he would come to the November meeting and provide more input.

Mr. Andrew Leonard also spoke regarding short term rentals and real estate signs.

He stated that the various condominiums in Rotonda have their own regulations regarding rentals and that maybe those could be looked at for ideas. In regards to real estate signs, he asked why those should even be regulated as long as they conform to the size requirements.

On a final note, Ms. Aho came back to the question of who will be the Secretary for the Committee? Mr. Schmelz suggested that the secretarial duties be rotated among the members and that he would go ahead and prepare the minutes of this meeting. Mr. Jensen concurred.

7. NEXT MEETING
October 28, 2020 at 1:00 PM

Respectfully submitted,

Bernie Schmelz