

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

**Board of Directors Meeting
Thursday, February 20, 2020 – 2:00PM**

MINUTES

PRESENT: David Kelly, Sam Besase, Stephen Froggatt, Patti Cowin,
Pattie Aho, Jerry Eldred and Peter Traverso

Management: Derrick Hedges, Assistant Manager; Claudette Romano, Lead Administrator

Other Residents: Debbie Yeager, Ken Guillerm, Susan Superak, Hank Killion, Gary & Betty Weisler, Karen Harvey, Jim Shaw, Diane Shaw, Barb Peszko, Allyson Eakin, Dolores Rizzo, Linda Reisen, Thomas Rocque, Tom D'Abrosin, Dale Cook, Linda Miller, Frank Warren, Cliff Albright, Walt Vonah, Ruthann Brown, Nick Gizzi, Louise Kirsh, Earl Haas, Ginny Mahon, Linda & Bob Bondeson, Pauline VanScyoc, George & Donna Krabbe, Bernie Schmelz, Ellen Cassanos, Geoffrey & Diane Nesbit, Joe & Pam Amabile, John Delaney, Wayne Legris, Doc Coombs, Nancy Ward-Snyder, George Hutton, D & D McGrath, Mary Patterson, Dale Jensen, Maureen McDowell, Stan Plizga, Richard Duggan, Andy VanScyoc, Anne Marie Hunter, and Al Bogaeri.

The Meeting was called to order by President David Kelly at 2PM. The meeting was properly noticed and a quorum was present.

The Pledge of Allegiance to the United States of America was said by all.

Director Traverso moved the Board to approve the Board of Directors (BOD) Meeting Minutes for the January 16, 2020 BOD Meeting, and the February 13, 2020 BOD Meeting. 2nd by Director Froggatt. Motion passed unanimously. See attached.

President Kelly then motioned to move the AP Committee report to before the Members Input. 2nd by Director Cowin. Motion passed unanimously. See attached.

Administrative Personnel: President Kelly (Chair) noted that on February 18th the Board of Directors by supermajority voted to terminate the contract with Scott Feldkamp without cause. Mr. Feldkamp was paid everything that was owed to him and both parties left on good terms. This was a business decision that both the AP Committee and the Board majority felt was necessary to move the RWA forward. President Kelly acknowledged that Mr. Feldkamp had accomplished many positive things during his tenure including the development of Broadmoor Park, improved the RWA's financial position through the relentless pursuit of accounts receivables, and foreclosure proceedings. He also assembled a fantastic and capable staff that will be staying with us. The search has already begun for a new manager.

President Kelly then moved on to the topic of conduct at BOD meetings. Board members need to treat owners and other Directors with the same respect as they expect to receive in return. The same expectations apply to the owners as well.

Members Input on Agenda Items:

Anne Marie Hunter – status of her request to be added to the Budget & Finance Committee.

Joe Amabile – status of the canal maintenance schedule posting on Constant Comment.

Louise Kirsch – status of Deed Restrictions enforcement regarding political signs.

Frank Warren – requested the “RWA Manager parking” sign be removed. Better communication with owners, perhaps through weekly email “blasts”.

Diane Shaw – requested RWA take advantage of all the talent available in the community by accepting new members on the various committees.

Treasurer's Report: Director Besase – see attached

Manager's Report: no report.

Committee Reports

Activities/Community Relations: Andy Vanscyoc (Chair) Report attached. As Mr. VanScyoc is Chair of both Committees he requested to provide both reports at this time.

Activities Committee

Motion by Director Eldred to approve two events; the Christmas Parade on 5 December 2020 and the Gazebo Lighting on 28 November 2020. 2nd by Director Froggatt. Motion passed unanimously.

Motion by Director Besase to approve the Sunshine Quilters use of the Tiki Hut on 21 April 2020 and a Wildlife Presentation in the Community Center on 21 May 2020. 2nd by Director Traverso. Motion passed unanimously.

Community Relations

Motion by Director Eldred to approve the resignations of Donna Stogsdill, Linda Bondeson, Sue Superak, and George Burger from the Community Relations Committee. 2nd Director Besase. Motion passed unanimously.

Motion by Director Besase to appoint Pattie Aho as Chair of the Community relations Committee. 2nd by Director Eldred. Motion passed unanimously.

Aquatic/Canal: Stan Plizga (Chair) Report attached. Mr. Plizga addressed the use of Constant Comment to keep resident apprised of the canal maintenance schedule. He explained that the Aquatics Committee does not have any authority over the contractor and suggested that posting to Constant Comment be handled by the Office. He also expressed concern as to how Director Eldred became part of the Committee and what his role should be. He cited documents from the LMOA, upon which the RWA Policies and Procedures were based on, and asked that the BOD review the LMOA website at:

Budget & Finance: Hank Killion (Chair) Report attached. See attached.

Motion by Director Besase to make the following revisions to the Budget & Finance Committee Charter; in Chapter 12, Section 12.03.02, Paragraph A. second sentence replace the word "shall" with the word "may" and add the language from the By-Laws Section 10. Sentences 2,3, and 4. 2nd by Director Froggatt. Motion passed unanimously.

Motion by Director Besase to suspend the Policies and Procedures applicable to the Budget & Finance Committee for 90 days while they clean up the document. 2nd by Director Traverso. **Motion passed 4-3 with Directors Aho, Cowin, and Eldred voting in the negative.**

Buildings & Grounds: Sam Besase (Chair) Report attached.

Motion by Director Besase to pursue bids for up to 3 “bus stop” type shelters for a total cost not to exceed \$10,000. 2nd Director Froggatt. Motion passed unanimously.

Motion by Director Besase to authorize up to \$8K to add 13 parking spaces in front of the Community Center. 2nd Director Froggatt. Motion passed unanimously.

Compliance: Dick Duggan (Chair) No report.

Deed Restrictions:

Election: Pete Traverso (Chair) No written report. Director Traverso stated the Committee had decided not to record the 2018 Election Guidelines and instead would continue to operate under the Guidelines that were recorded in 2014.

Residential Modification: Barb Peszko (Chair) Report attached. Committee is in the process of revising the RMC application to clarify what is needed for a given modification. They are also going to review their documents to ensure they accurately reflect their activities. Director Traverso clarified that changes and hardship variances to Deed Restrictions and RMC Guidelines must be approved by the BOD AND the Developer. The most recent changes to the RMC Guidelines are currently on the Developer’s (Gary Littlestar) desk. In cases where a “hardship variance” needs to be approved the routing should be RMC to BOD, BOD to RWA Attorney, RWA Attorney to Developer.

Director Aho added that she would be providing the RWA Secretary with the list of the 55 RMC applications that were improperly approved by the office and subsequently reviewed and approved by the Committee on January 20, 2020.

Wildlife: Debbie Yeager (Chair) No written report. Ms. Yeager introduced herself as the new Chair for the Wildlife Committee and indicated that Director Cowin would stay on as the Board Liaison. She stated that the Committee is working

hard to stay in communication with the RWA and its residents to encourage a harmonious existence with the native species. The Committee is also working with WestWays and the Aquatics Committee as a means of furthering our efforts. We are also continuing to provide the residents with educational presentations. She encouraged members to come to a Wildlife Committee meeting and if it is something they are interested in, to join the Committee. Director Froggatt inquired as to upcoming presentations. Debbie stated that there will be a presentation on May 21st on Coyotes and Bobcats. Presentations pending approval by the Activities Committee include, March 20th, Rescue, Rehabilitate, and Release, and on April 10th "Celebrate Gopher Tortoise Day".

Director Cowin then made a motion to approve the purchase of a Video Camera, 64 gig memory card, case, and tripod for the purpose of recording Wildlife presentations for posting on the Wildlife Committee Facebook page. 2nd Director Traverso. Motion passed unanimously. Director Aho suggested that the RWA should keep an inventory of such items.

Director Cowin made a motion to approve the changes to the Wildlife Charter, Chapter 12, Section 12.12 as follows: Delete paragraph 12.12.02, renumber the remaining paragraphs, delete "Sub-" from the final paragraph and change the word "signage" in the last paragraph to "markers". 2nd Director Froggatt. **Motion passed 4-3 with President Kelly and Directors Traverso and Besase voting in the negative.**

Unfinished Business:

Status of shed/Tiki Hut violations is going forward to the Attorney.

Deed Restrictions regarding political signs/flags will be enforced. Office personnel have been instructed to send letters to those in violation of the Deed Restrictions.

Status of RMC Guidelines changes. Director Traverso stated that they are on the developer's desk.

Status of Deed Restrictions changes. President Kelly confirmed that those are with Attorney Spector to review. Also, there is no opinion on the status of Policies & Procedures.

Director Aho decided to remove the issue regarding Board Communications and laptops. The issue of posting the correct By-Laws will be addressed by the Community Relations Committee. **RWA BOD meetings are being video recorded and will be posted online as soon as possible.** There will be no live streaming.

New Business & Communications:

Letter regarding construction noise. Director Traverso stated that Charlotte County Ordinance Sec. 3-2-73. states that noise producing construction activities are restricted between the hours of 8 PM and 6 AM. See attached.

Member's Input (Non-Agenda):

Anne Marie Hunter - requested that MSBU issues be covered at RWA meetings as all RWA owners are impacted by the MSBU issues.

Director Eldred had discussed with Mr. Ellis, from the county, the possibility of holding an informational meeting with the county regarding these county issues.

Frank Warren - requested the appropriate equipment to be purchased to record meetings. i.e. better mics and cameras.

Diane Shaw - requested Constant Contact be used to inform residents of canal maintenance schedule. President Kelly indicated that Derrick and the staff would undertake the use of Constant Contact to provide that information.

Allyson Eakin - suggested that following the call to order and before the Pledge of Allegiance a statement be added "Please place all cellphones on mute, also, when motions for projects are brought forward clear, defined, timelines with end-dates are provided. Asked if lighting is to be included in the quote for parking lot construction.

Maureen McDowell – inquired as to whether the Policies & Procedures would be recorded and if so who is responsible for ensuring that happens.

Director's Input:

Director Eldred requested clarification regarding his standing with the Aquatics Committee. It was his understanding that following the Committee approving his membership on the Committee that the BOD needed to approve. Following some discussion regarding the matter, President Kelly stated that the BOD does not approve appointments and that Director Eldred is on the Committee.

Director Froggatt requested more input from the membership and asked that members communicate with the BOD. He encouraged members to keep trying to get on committees and noted that he has never turned down anyone's request to be on a committee.

Director Traverso brought to light a Deed Restrictions violation by a builder. The builder has started construction without an approved plan. This is a violation of the Deed Restrictions and therefore, as the builder is an agent of the owner, he requested a letter of violation be sent to the owner.

Director Cowin requested that all Directors be provided with a RotondaWest.Org email address so RWA business could be kept separate from personal business.

President Kelly asked to delay that the action be delayed until such time as Director Aho could get the RWA webpage up and running more efficiently.

Director Cowin motioned that she receives MS Word versions of all the Policies & Procedures to facilitate updating of the documents by their respective committees. 2nd Director Froggatt. Motion passed 4-3 with President Kelly, Director Traverso, and Director Besase voting in the negative.

Next Board Meeting: March 19, 2020

Adjournment: Meeting adjourned at 4:17 pm.

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

Agenda

Minutes

Motions

Committee Reports