

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

Board of Directors Meeting
Thursday, June 11, 2020 – 2:00PM

MINUTES

PRESENT: Patricia Aho, David Kelly, Sam Besase, Patti Cowin,
Jerry Eldred and (via Zoom) Peter Traverso, Stephen Froggatt

Management: Derrick Hedges, RWA Manager; Holly Carr, Administrator

Members: Cari Hale, Dale Jensen, Maureen McDowell, Karen Harvey, Anne-Marie Hunter, John and Barb Peszko, Joe Harris, Barry Oglesby, Richard Duggan, Pat Dix, and Mike & Nancy Stewart.

Via Zoom

Diane Shaw, Allyson Eakin, Ruthann Brown, Andrew Leonard, Linda & Bob Bondeson, Claudine Hoffer, Debbie Yeager, Gwen Grace, Sandy Jolliff, Ginni Mahon, Cliff Albright, joe, jim1v, mldterp, iPad, Pam's iPad, Csmi, Irene, Incas, Dad Jim, Frank Warren, Betsy, Jane Bartholomay, iPad(2), and Bill Scott.

The Meeting was called to order by President Aho at 2:02 PM. 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 Besase moved the Board to approve the Meeting Minutes for the May 21, 2020 BOD Meeting. 2nd by Director Traverso. Motion passed unanimously. See attached.

MEMBERS INPUT (Agenda Items)

Maureen McDowell, applauded Sue Superak for all her good ideas for activities and execution of the same. She then expressed concern about the proposed Sock-hop. She did not believe this was an appropriate use of the RWA funds as it would be limited to 100 people. She also felt that it should not be a "free" event as then individuals may sign up but then not attend as they have nothing vested.

Diane Shaw, spoke of her concerns regarding the Sock-hop. She is worried that spending money on a Sock-hop when, based on information from the Treasurer and Budget Committee,

our income is in question for 2021 due to the impact of COVID-19. She believes we should follow their recommendations and focus RWA funds on “needs” rather than “wants”.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer’s Report: Director Besase – see attached

Director/Treasurer Besase then added that, as of June 2020, there are 425 property owners delinquent with their payments. The amounts owed range from \$200 to \$11,000. Total amount in arrears is over \$300k with the top 64 owners responsible for over \$200k of the total.

Director Kelly inquired as to how this compared to last year at this time. Treasurer Besase indicated that we were on track with approximately 95% of the assessments received.

Manager’s Report: Derrick Hedges, Manager. See attached.

Director Eldred inquired as to whether the updates to the server would impact productivity in the office. Manager Hedges indicated that processing speed has indeed been increased and related that a report requested by President Aho, which normally took 40 minutes to prepare, was printed in about a minute and a half.

Deed Restriction Violations – President Aho, Holly Carr (Administrator)

President Aho explained the new process for handling Deed Restriction Violations. This new process adds an additional step in that once the violations have been identified, the Compliance Committee has to meet and affirm their agreement on the violations before the BOD can levy the fines.

Director Traverso motioned to approve the update to the Compliance Committee Charter and Policies. 2nd Director Eldred. Motion passed unanimously.

Holly Carr presented the list of Deed Restriction Violations. See attached.

Director Cowin motioned the BOD levy the fines on the members for the violations listed numbers 1 through 25. If confirmed by the Compliance Committee, these fines shall be automatically imposed. 2nd Director Besase. Motion passed unanimously.

President Aho questioned Director Traverso regarding new construction homes which seem to be smaller square footage required under the Deed Restrictions. Director Traverso replied that although Adams homes style names generally reflect the square footage of the build, for those being built in RWA additional footage is added to the center of the home and/or the garage to meet the Deed Restrictions.

Director Traverso indicated that any waivers to the Deed Restrictions have to be approved by the Developer and the BOD by a 7-0 vote.

Director Traverso motioned to contact the attorney to **have the attorney draft a letter clarifying the details permitting the waiver from the Deed Restrictions for the two improperly permitted garages.** 2nd Director Froggatt. Motion passed unanimously.

Director Kelly motioned to approve the two garages that were improperly permitted. 2nd Director Froggatt. Motion passed unanimously.

Director Froggatt inquired about a hardship decision that he believed was approved about 6 months ago that regarding a shed. President Aho clarified that the decision was made by the Compliance Committee to allow the members 7 months to demolish an unpermitted shed and replace it with a permitted addition. Ms. Carr stated that the shed has been demolished and an application for an addition has been submitted to the RMC.

Director Traverso then mentioned that there were a couple other issues the Developer was concerned with. One was the unapproved waiver for the dog fence that exceeded 4 feet. The other was with respect to the Tiki huts. President Aho reminded Director Traverso that the **proposed changes to the RMC Guidelines which cover these issues were on his desk, and that of Carrie Piper, waiting for review/approval by the Developer.**

Committee Reports

Activities – Andy VanScyoc (Chair) See attached.

Director Traverso motioned to approve the mask maker's distribution event on 27 June 2020 2nd Director Froggatt. Motion passed unanimously.

President Aho then asked that the Sock-hop be tabled until such time as more detail can be provided.

Director Kelly motioned to approve Claudette Romano's private Christmas party 12 December 2020 barring unforeseen circumstances, i.e. continuing restrictions due to COVID-19. 2nd

Director Froggatt. Motion passed unanimously.

President Aho requested that the Activities Committee, through members **Directors Froggatt and Besase, update their Charter to include all the events absorbed from the now defunct Community Relations Committee.**

Communications Committee – Patricia Aho (Chair)

Director Traverso motioned to approve the new Communications Charter. 2nd Director Froggatt. Motion passed unanimously.

Director Traverso motioned to approve a monthly newsletter "What's Happening in Rotonda West". 2nd Director Eldred. Motion passed unanimously.

Compliance – Richard Duggan (Chair) See attached.

Election Committee – Dale Jensen (Chair) see attached.

Mr. Jensen announced that there will be 2 candidate workshops. One June 18th and the second on July 16th, both begin at 2PM and will be available via Zoom.

He also noted that the committee has a new email address for anyone with questions. It is, rwaelectioncommittee@aol.com.

President Aho motioned to approve the changes to the Election Committee Charter, Section 12, Chapter 12.06. 2nd Director Traverso. Motion passed unanimously.

Director Traverso thanked Mr. Jensen for all his hard work getting the Guidelines updated.

Residential Modification – Barb Peszko (Chair) see attached

Unfinished Business

President asked the BOD when they would like to hear from the MSBU's. Director Besase expressed an interest in having an MSBU update at every BOD meeting. President Aho will contact Tom Sikes, Streets and Drainage MSBU Chair, and check on his availability.

New Business and Communications

None

MEMBERS INPUT

Mike and Nancy Stewart inquired as to what they need to do to have their driveway expansion/sidewalk approved. President Aho suggested that he contact the office to develop the appeal to bring to the BOD at the 25 June Meeting.

Karen Harvey is concerned about the conditions of the bridges at the ends of the road. Director Kelly informed her that the bridges are private property of the Golf courses and not intended for pedestrian or bicycle traffic. He agreed to speak with her later regarding her concerns. She was also concerned the golf carts that were crossing the streets at a high rate without stopping or checking for cross-traffic.

Directors Input

Director Kelly was concerned about transparency and the fact that the manager was hired without the full board reviewing his contract. He was also concerned that the \$11,000 liability insurance policy was not reviewed by the entire Board. President Aho clarified that the contract had been emailed to all Directors on June 1st. The contract was developed by our attorney based on input from the Directors in attendance at the 19 May Closed BOD meeting during which the manager selection was made. Director Froggatt again expressed his displeasure that provisions were not made for him to attend the closed Board meetings remotely which he believes removed him from the decision-making process.

President Aho then made a motion to approve the manager's contract. 2nd Director Besase.

Motion passed 6-0 with Director Traverso abstaining.

President Aho then explained that she had looked through the last 2 years of insurance policy renewals and not once were these renewals brought before the full board for discussion/decision. She therefore was merely following convention with allowing the Treasurer and Manager to bring forward the policy selected for her signature.

Director Froggatt motioned to adjourn. 2nd Director Eldred. Motion passed unanimously.

Meeting adjourned at 3:29 pm.

Next Board Meeting: 2 PM June 25, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

Agenda

Minutes

Motions

Reports