

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

**Board of Directors Meeting
Thursday, August 13, 2020 – 2:00PM**

MINUTES

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

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Hank Killion, Dale Jensen, Sandra Lewis, Bob Bartolot, Kip & Ann Stadnicki, Earl Haas, Gary & Eliz Weisler, John & Barb Peszko, Camille Leadem, Randy Keller, Jackie Baker, Fred Grgede, Maureen McDowell, Mary Patterson, P.W. Sottay, Carol Abarbanell and (via Zoom) Bob Bondeson, Linda Bondeson, Les Goodman, Susan Superak , Cari Hale, Lynn, Allyson Eakin, Steve Superak , Karen Adelman, Virginia Ambard Mahon, Kim Nagle, Ruthann Brown, Claudine Hoffer, Steve Calvin, Kathy P, Jan Meades, Joe amabile , Diane Shaw, Bernie Schmeltz, Dad Jim, Jim Shaw, Lynn Beck, Astrid Diamattea , Walt Vonah, Nancy Ward-Snyder, Frank Warren, Albert Bussiere, Johna Donahue, Tina Traversa, Johna Donahue, Nan and jim, Tom Roque, Michael Donahue, Loni Kiedrowski, Diane Thierman, Ken Gullerim, Debbie Yeager, gwen grace, Diane Mcgrath, Pete's iPad, Rick.

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 by all.

Director Besase moved the Board to approve the Meeting Minutes for the Jul 23, 2020 BOD Meeting. 2nd by Director Eldred. Motion passed unanimously. See attached.

MEMBERS INPUT (Agenda Items)

Hank Killion – Request the Manager's report be put out on the RWA Website and on Constant Contact.

Camille Leadem – spoke regarding the killing of the alligators in "south" Rotonda. She indicated that the vast majority of the residents there opposed the killing of the alligators at the behest of a single individual who became concerned about the animal while he was standing in the canal cleaning his boat. She urged the board to find a solution to protect the wildlife in our community.

Jackie Baker – spoke regarding the alligators. She indicated that she moved to Rotonda because of the wildlife and was disappointed the anyone, even a renter, could call to have an alligator destroyed without any input from RWA or other RWA members.

Carol Abarbanell – Expressed the urgency of the alligator issue. She provided some history on the alligators destroyed and how much many of the residents enjoyed viewing them. She contended that one resident should not be allowed to have an animal enjoyed by so many others should be allowed to indiscriminately have the animal destroyed. She encouraged the BOD to approve the proposal to pursue partnership with FWC via the THA permit.

Gary Weisler – Echoed the concern of Ms. Abarbanell. Further, he stated that there is no way for the trapper to know if he has killed the one that the complaint was issued about and surmised that the trapper would then just get enough permits to kill as many alligators as possible.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

Treasurer’s Report: Director Besase – see attached

Manager’s Report: Derrick Hedges, Manager - see attached

Manager Hedges proposed switching from Johnson Controls to ADT and add the Community Center. It will be about a \$200 savings each month.

Director Cowin motioned to approve the ADT Security Proposal. 2nd Director Eldred. Motion passed unanimously.

Deed Restrictions Violations: Holly Carr, Administrator – see attached

President Aho requested clarification on one of the violations, “items yard”. Ms. Carr clarified that the items in question were pvc pipes laying at the side of the house.

Director Besase motioned the BOD levy the fines on the members for the violations listed numbers 1 through 21. If confirmed by the Compliance Committee, these fines shall be automatically imposed. 2nd Director Traverso. Motion passed unanimously.

Committee Reports

Activities Committee – Andy VanScyoc (Chair)

President Aho indicated that the Women’s Club had called a request into the office so they were put on the agenda. They have since withdrawn the request so no action item and no vote.

Administration/Personnel – President Aho (Chair)

No report.

Aquatic Committee – Stan Plizga (Chair)

President Aho queried BOD Liaison Eldred as to whether the volunteers involved in the “Critter Collection” who were not members of the Aquatics committee had signed the “Volunteer Event” form to cover them under the Association insurance policy. Director Eldred indicated that he did not attend the event and so had no knowledge of whether that was done.

Budget & Finance Committee – Hank Killion (Chair)

Mr. Killion began by requesting approval of the changes made by the committee on the policies and procedures under which they operate. President Aho reminded him that at the 23 July meeting he suggested waiting until a joint B&F/BOD meeting could be held to discuss. At which time **President Aho asked him to provide the BOD with proposed dates for the meeting.**

Committee budget requests – He has not received a **budget request from the Activities Committee.** He further clarified that “Fixed Capital Items”, such as a video camera, come out of reserves and not the expense budget.

The Committee will begin the 2021 budget process. He reminded everyone that the B&F meetings are open to all members and invites residents to provide input at the meeting so that their input can be discussed and appropriately addressed in the budget.

Finally, he suggested that rather than raising assessments **to cover any potential budget shortfalls due to the COVID19 crisis, a \$50 transfer fee could be used.**

Buildings & Grounds – Director Besase (Chair) see attached

Director Besase motioned to utilize constant contact to publicize the weekly manager’s report to residents, identifying mowing areas, canal maintenance areas, and other major manager/admin actions in the interest of increased transparency to residents. 2nd Director Eldred. Motion passes unanimously.

Director Besase motioned to restore utilizing the calendar section of the newly revised website to publicize weekly mowing locations and canal maintenance locations in the interest of increased transparency to residents. 2nd Director Eldred. Motion passes unanimously.

Director Besase motioned to recommend BOD approval for purchasing up to 8 more park benches (\$350 ea) for nte \$2.8k. delivery 4 in September & 4 in November, 2020. use same

local vendor. 2nd Director Eldred. Motion passes 4-3 with Directors Cowin, Froggatt, and President Aho voting in the negative.

Director Besase motioned to recommend BOD approval for purchasing a new 4 ton AC unit for RWA admin , upon failure, at a nte of \$6.5k. 2nd Director Eldred. Motion passes 5-2 with Directors Eldred and Traverso voting in the negative.

Director Besase motioned to recommend BOD approval to purchase a computer firewall system upgrade from existing web systems supplier at a nte of \$2.8k.

Communications – Patricia Aho (Chair) see attached

Director Besase motioned to accept the resignation of Christine Lee. 2nd President Aho. Motion passed unanimously.

Director Traverso motioned approve Nadine Clough as the Westways editor at a compensation of \$500 per month. 2nd Director Eldred. Motion passed unanimously.

Compliance – Richard Duggan (Chair)

Met July 30th 2020. There were three matters on the agenda. The first individual left without contesting. The 2nd issue was a failure to get an RMC, the fine was levied, The 3rd was a vote regarding a political sign. The committee voted 5-2 to uphold the fine. The final vote was to held to affirm the remainder of the fines levied by the BOD.

Deed Restriction Duties assumed by BOD

Quite a few emails have been received regarding short term rentals. President Aho would like to resurrect the Deed Restrictions Committee to address this issue and would like to place this issue on the agenda for the first BOD meeting in September so that members who would like to address the issue of short term rentals have a chance to comment.

Election Committee – Dale Jensen (Chair)

The Election committee will meet on 14 August at 2:15to open and determine which candidates to recommend for BOD approval. Also, Manny Seligmann has resigned from the committee.

President Aho motioned to accept Earl Haas as a member of the Election Committee. 2nd Director Besase. Motion passed unanimously.

Residential Modifications Committee – Barb Peszko (Chair) See attached

Sandy Joliff resigned from the committee and Ms. Peszko encouraged members to volunteer to join the RMC. She emphasized that the new Residential Modication Application form is in use and that the old form will no longer be accepted after next week. President Aho requested that

future reports include a list of “Emergency Permits” granted and what they are for. Ms. Peszko agreed to list this information on future reports. President Aho then noted that the updated Residential Modification Guidelines were received back from the developer and requested that the document be accepted with the correction of the two typos (amounts of fines, and spelling of “improvement”). Director Besase motioned to accept the RMC Guidelines with the typos corrected. 2nd Director Traverso. Motion passed unanimously.

Wildlife Committee – Patti Cowin (Interim Chair) see attached.

Director Cowin motioned to approve Cari Hale as the Chair of the Wildlife Committee. 2nd Director Traverso. Motion passed unanimously.

Director Cowin proposed a partnership with the FWC Statewide Nuisance Alligator Program (SNAP) via a Targeted Harvest Area (THA) permit. The THA program has been in place since 2007 and as of 2018 had 260 permits issued that covered 1460 sites throughout the state. Currently there are 2 HOA’s in Charlotte County with THA’s in place. Palm Island and Riverwood. The Riverwood THA has been in place since 2008 and has had no adverse response from residents there. Each THA is tailored to the needs of the community and can be changed or canceled at anytime as needs warrant. Director Cowin would like to pursue developing a THA with FWC SNAP and envisions naming the RWA Manager as the primary Point of Contact for the THA. The purpose of having a THA is to insert RWA into the process so that there would be an opportunity to educate the residents before automatically killing the alligators. To limit liability, the policy could be developed that, following educational efforts, if the complaint still wanted the animal destroyed they would still have the final word. It is hoped that through better education an understanding of how to safely live around alligators would be developed and fewer of the animals would have to be destroyed. Without a THA in place anyone can call the SNAP hotline and, as long as the alligator is over 4 feet long, a trapper will be dispatched to kill the animal. A concern raised by one resident is the potential delay in dealing with an emergency situation regarding an alligator. SNAP’s policy, with respect to an “Emergency” situation, such as an alligator in a pool or lanai, is to immediately dispatch a trapper without regard to any THA’s that may be in place. So, having a THA will not have any impact on an emergency situation.

Director Cowin motioned to approve pursuing a partnership (via the THA) with the FWC SNAP by further investigating potential liability issues with the attorney and insurance carrier. 2nd Director Eldred. Discussion ensued (see below), and ultimately Director Eldred withdrew his second resulting in the motion failing for lack of a second.

Director Kelly expressed that he does not support expending RWA funds to engage an attorney to answer the liability question. He further indicated that he was not in favor of inserting the Wildlife Committee into the process and stated that there are plenty of alligators and if one is removed another will take its place.

Director Traverso expressed the importance of determining RWA’s liability with respect to alligators and supports efforts by the Wildlife Committee to educate the residents.

Director Besase agreed with Director Kelly’s position and would like to keep RWA out of any “regulatory” actions and simply educate the residents.

Director Eldred stated that it was his understanding that education was the root of the issue and that the point of the THA was to be able to provide that education prior to any animal being destroyed. His understanding is that the complainant would still have the final say about whether the animal is killed. Director Cowin replied that, that is exactly the intent of the THA.

Director Froggatt was a little worried about the language of the THA and was uncertain as to whether the Manager had any authority to “control access to the specific areas where the nuisance alligators are located” and therefore was uncertain we would qualify for the THA. Regardless, he was in favor of the motion.

President Aho questioned whether the 4 commercial entities would have the right to call SNAP with a THA in place. Director Cowin indicated that the THA area could be drawn in a fashion that excluded the commercial entities.

Director Besase was not in favor of the motion as he did not want anyone other than the Manager or President to be allowed to speak with the attorney or insurance company.

Director Eldred rescinded his second.

Director Traverso proposed getting more information from FWC SNAP via a Zoom presentation at the next BOD meeting. Director Cowin indicated that she would pursue that with SNAP manager, Linda Collins.

UNFINISHED BUSINESS

Regarding the need for any changes to the current limitations to the hours of operation or opening of the Administrative Office or Community Center due to the COVID19, Manager Hedges that he did not see a need for any changes at this point.

NEW BUSINESS & COMMUNICATIONS – President Aho

MEMBERS INPUT (Non-Agenda Items)

Les Goodman spoke regarding short term rentals. He indicated that there were 11 shorter term rentals in the properties adjacent or across from his home. He related numerous instances of Deed Restrictions violations with respect to the renters of these properties. He stated that he and his wife bought here as he believed it to be a quite residential area, not a short term party hotspot. He does not believe these “weekend hotels” should be allowed. President Aho encouraged Mr. Goodman to attend the BOD meeting on September 10th when these issues will be discussed by the Board.

Bernie Schmelz related that a 911 call went out from Broadmoor Park the previous Friday and the ambulance ended up on Sportsman Court. Upon investigation it was revealed that the wrong address (648 instead of 646) was provided. Since that address does not exist, the call automatically “pinged” the nearest cellphone tower and that led them to the wrong location. Charlotte County is planning to update their information for Broadmoor Park to remedy the situation on their end and Mr. Schmelz would like further clarification on the part of RWA.

Frank Warren suggested that the FWC zoom meeting with the BOD be shared with all of RWA members. He believes that RWA should have some say as to whether alligators here are removed. He also wanted to thank Manager Hedges for promptly addressing an issue he had. President Aho indicated that the meeting with FWC will be an open meeting with participation open to all RWA members.

DIRECTOR INPUT

Director Kelly thanked neighborhood watch for their diligence and wanted to encourage others to participate. He also expressed his support of rental properties and stressed education of the renters.

President Aho stated she understood wanting to keep some rental properties but suggested that the Deed Restrictions prohibit commercial operations and if a property is being used more as a short term rental than a home it may be in violation of our Deed Restrictions.

Director Besase indicated that he had spoken to Mr. Goodman at length regarding the rental properties with which he was concerned. He also suggested putting signs on the RWA buildings in Broadmoor Park (bldg “A”, bldg. “B”, etc) to further clarify where and emergency might be located.

Director Froggatt indicated the problem with the alligators is the same as that of short term rentals and that is “Education”. He thanked all the volunteers we have now and encouraged others to volunteer.

ADJOURNMENT

Director Traverso motioned to adjourn. 2nd Director Froggatt.

Meeting adjourned at 3:25 pm.

Next Board Meeting: 2 PM August 27, 2020

Respectfully Submitted,
Patricia Cowin,
Director/Secretary

Attachments:

Agenda

Minutes

Reports