

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

**Board of Directors Meeting
Thursday, January 14, 2021 – 2:00PM**

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, Jerry Eldred, and Bernie Schmelz

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Hank Killion, Randy Keller, John & Barb Peszko, Donna Stogsdill, Cynthia Chatham, Cari Hale, John Conarro, Ellen Lang, Karen Harvey, Bob and Chong Seats, Dick and Sandy Fisher, Theresa Harris and (via Zoom)

Derrick Hedges, Bob Bondeson, Linda Bondeson, Nancy Melville, Susan S, Steve's iPad, iPad., Virginia Ambard Mahon, Ruthann Brown, Itctarls, Greg, JanPatmalnieks, Allyson Eakin, Walter's iPad, fstephan, Allyson Eakin,

Geoffrey Newton, Geoffrey Newton, Diane Shaw, Cheryl Lateer, Johna Donahue, gwen grace, Kim, Tom Rocque, Tina Traversa, Marjorie, Jim Shaw, Susan & Kevin LaGraff, Linda's iPad, Maurieen Bragg,

Pat's iPad, Dave Wagner, Kevin LaGraff, Terri Lawson, tom martha, Joseph Charles Territo, Don, Vickie Lowe# Rotonda West# FL, Ron, Deb Orchard, Maurieen Bragg, Thidrook, Incas, David Kelly, suekillion,

Dale Jensen, David Burton (David), Albert Bussiere

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.

President Aho acknowledged former Board Member, Peter Traverso, via Zoom. President Aho thanked him for his 22 years of service to the Board.

Director Cowin made a motion to approve the Meeting Minutes for the December 20, 2020, BOD Meeting. Seconded by Bernie Schmelz. Motion passed unanimously.

MEMBERS INPUT (Agenda Items)

Hank Killion spoke about the Resolution of Park. While he acknowledged that the Board has done a good job developing the program, he asked that the Board delay their vote. He suggested a Town Hall meeting be held when the virus is over for all the residents to have input.

Cynthia Chatham objected to the language in the proposed Resolution. She is not opposed to signing an agreement but doesn't like the current wording. She pointed out that mowing of the grass benefits everyone.

What is the board's agenda? What is the Board's personal gain? Why are animals being forced out? Ms. Chatham also questioned why committees are down to just five (5) members and why was Andy removed.

John Conarro also spoke about the proposed Resolution of Park. Mr. Conarro saw the park as a golf course and when it was overgrown and now homeowners have to ask for a variance to maintain the area. He wants the wording of "first class manner" defined. Language is stringent and restrictive for the homeowners.

Ellen Lang voiced her concerns about encroachment and would like to know the park boundaries determined by a surveyor with markers.

Ellen Cassanos says the language is untenable in the Resolution as damage is determined by the Board with no appeal process for the homeowners. Ms. Cassanos would like the Board to work with the homeowners. She did not feel that the language was consistent with past verbal agreements.

Todd Williams would like the Resolution to be more defined. An application is mentioned: where can this be found? Why does this only apply to residents of Broadmoor as there are other ponds and canals in the community?

Kim Dempko asked why the need for the Resolution as the park is beautiful just as it is. Ms. Dempko wants the problems addressed instead of making restrictions on everyone.

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President Aho thanked the volunteers and staff who stuffed envelopes for the HOA assessments. Derrick Hedges, Sue Halufska and Joe Harris worked late into the night to fix a glitch with the printer.

President Aho also announced that she had received Peter Traverso's resignation. Mr. Traverso held that seat for 22 years. The Board will be looking at opportunities for 2021 such as recognizing the need to expand the administrative office building and changes to the website.

Treasurer's Report: Director Besase

CASH

Englewood Bank (8283) Checking	\$200,111.35
CDARS Program - Operations	\$620,000.00
CDARS Program - Reserves	\$340,116.74
Charlotte State Bank (2004) - New Construction	\$173,590.50
Englewood Bank (3864) - Reserves	\$251,794.82
Petty Cash	\$ 200.00

Total \$1,585,813.41

EXPENSES:	Actual	Budget	Variance
December-2020	\$138,140.02	\$198,641.63	+\$60,501.61
Year to Date	\$1,419,420.92	\$1,686,300.00	+\$266,879.08

Manager's Report: Derrick Hedges, Manager Administration

The Office Staff has processed 55% of the Annual Assessment payments so far. Residential Modification Applications have remained constant. Currently 1,155 members on Constant Contact

Rotonda West Maintenance Staff

Maintenance staff has been busy. Mowing has slowed down allowing for time for other landscaping jobs such as trimming of bushes, additions to landscaping, and installing a new pump. Currently mowing the Pine Valley section. Finishing final cycle next week. Maintenance on tractors. New and improved signs at memorial parks and boulevards which should be completed by the end of January.

Contractors

FloridAquatics has been staying busy, doing a good job and tackling some of the hot spots. Full report available upon request.

Deed Restrictions Violations: Holly Carr, Administrator

Director Schmelz moved the Board levy the fines on the members for the violations listed. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Seconded by Director Eldred. Motion passed unanimously.

COMMITTEE REPORTS

Activities Committee – Donna Stogsdill (Chair)

Committee received requests for approval of 21 events. Director Cowin made a motion to approve. Director Eldred seconded the motion. Motion passed unanimously. President Aho asked if it would make more sense for the application to go through the staff rather than a committee. Discussion ensued and a motion was made by Director Besase that the application for use of the community center for activities could go through staff and then the Board. Director Eldred seconded the motion. Motion passed unanimously. Director Cowin also made a motion to approve the committee members for 2021, including appointing a new chair, Donna Stogsdill. Director Cowin will remain on the committee as the board liaison. Director Eldred seconded the motion. Motion passed unanimously.

Administration/Personnel – President Aho (Chair)

President Aho reported that the committee met on January 4, 2021, to discuss personnel matters. A closed board meeting was requested for Friday, January 15, 2021, at 9:00 AM.

Aquatic Committee – Stan Plizga (Chair)

Stan Plizga submitted his minutes. Director Eldred made a motion to approve the seven members of this committee: Stan Plizga, Chair, Director Eldred, Board Liaison, Hank Killion, Wayne Mengel, Bob Winter, Nick Gizzi, John House. Director Besase seconded the motion. Motion passed unanimously.

Budget & Finance Committee – Sam Besase (Chair)

Hank Killion was thanked for his 9 years of service to the committee. Director Besase also thanked Hank Artz and David McGrath for their service to the committee in 2020. Director Besase made a motion to approve the submitted committee members for 2021 as follows: Sam Besase, Wayne Legris, Tom D'Abrosca, RoseAnne Woodliff, and Gwen Grace. He asked that the membership be capped at 5. Director Eldred seconded the motion. No discussion. Motion passed unanimously.

Buildings & Grounds – Director Besase (Chair)

Thank you for your volunteer service to this committee in 2020: Bob Bondeson, Ellen Cassanos, and George Krabbee. Director Besase made a motion to approve the committee members for 2021 as follows: Sam Besase, Chair, Jerry Eldred, Board Liaison, Hank Killion, John Peszko, Dominick Sauvage, Cheryl Lateer, Loni Kiedrowski. Director Besase requests that members be capped at 7. Director Cowin seconded the motion. Motion passed by 4 to 1. Director Schmelz expressed concern over the process of members being removed without resignation or cause. President Aho said that it is up to the individual committee chairs how this is handled. Director Schmelz made a motion to have the three committee members that were removed from this committee reappointed by the board. There was no second to this motion. Motion failed.

Communications – Karen Harvey (Chair)

Karen Harvey submitted the names of the new members for the 2021 Communications Committee. A Vice-Chair will be appointed at their next meeting. President Aho made a motion to approve the new members. Director Eldred seconded the motion. Motion passed unanimously.

Compliance – Richard Duggan (Chair) Vice Chair Barb Peszko reported

The committee did not meet due to COVID-19. Next meeting is scheduled for February 4, 2021. Committee roster for 2021 submitted. President Aho made a motion to approve committee members for 2021, all Directors seconded the motion. Motion passed unanimously.

Deed Restriction – Bernie Schmelz (Chair)

The Deed Restrictions Committee met on November 18 and December 16, 2020 and discussed rental issues and some solutions. Names of committee members for 2021 have been submitted. Director Schmelz makes a motion to approve the members. Director Cowin seconded. Motion passed unanimously. President Aho indicated that she has received questions from the committee for our attorney. She will work with Manager Hedges and Director Schmelz on this.

Election Committee – Patricia Aho (Chair)

Committee members roster submitted. President Aho made a motion to approve members. Director Cowin seconded. Motion passed unanimously.

Residential Modifications Committee – Barb Peszko (Chair)

Since the last board meeting on 11/12/2020 there were 3 RMC meetings for the month of November and December: 11/10/2020, 12/08/2020 and 12/22/2020.

Total applications: 186

Total disapproved: 08

Total tabled: 0

Emergency: 02

Full report available upon request.

Director Schmelz made a motion to approve the committee members for 2021. Director Cowin seconded the motion. Motion approved unanimously.

Wildlife Committee – Cari Hale (Chair)

Wildlife Committee submitted roster for 2021 members. Director Cowin made a motion to approve the 2021 committee members. Director Eldred seconded. Motion passed unanimously. Committee requested \$811.92 for the purchase of gopher tortoise signs, yellow driveway markers, a kiosk, T-sign and reflective safety vests. After much discussion, a motion was made by Director Cowin to amend the request to exclude the kiosk and T-sign. Director Eldred seconded the motion. Motion approved 3 to 2.

Director Cowin made another motion for the Peace River Wildlife Center to use RWA property. After discussion about fees and staffing concerns it was put to vote. Motion does not pass by 1-4.

UNFINISHED BUSINESS

President Aho stated that the RWA office was closed a few times this fall. The office is currently open. The Community Center is open with limitations. Director Schmelz presented a chart from the Department of Health depicting the rise in COVID-19 cases. He expressed concern as more requests for the Community Center have been received. Restrictions will remain in place but we need to be more mindful going forward. Director Eldred asked about the procedures in place after room usage. Manager Hedges explained that after each use the crew cleans and sanitizes the meeting rooms and restrooms by mopping, use of a fogger, spraying table and chairs, and washing of tablecloths.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho said that she and Manager Hedges attended an electronic Public Works Department meeting regarding drainage. The County's priority list relates to pipelining and pipe changes. They will provide quarterly updates.

Sam Besase gave a report on Working Group and made a motion to approve. There was no second. Director Cowin makes a motion to accept verbiage by attorney as amended and approve the maintenance agreement. President Aho seconded the motion. There was discussion that the term "application" should be struck from the agreement, and to amend with the correct number of Board members. During discussion Director Schmelz brought up that in the past, there were verbal agreements between homeowners and RWA about the maintenance behind homeowners' property. He stated that he feels the current approach is structured in a punitive manner. Director Cowin said the working group agreed to concepts were forwarded to the attorney. Agreements needs to be in writing as there were huge abuses in the park that have been going on for a few years. Motion passes 4 to 1.

Director Schmelz would like to make a motion to delay action for a 60-day period that gives time to explore other solutions. No Second. Motion fails.

Also, discussion was held to see if the Board is interested in the sale of some of the park to property owners. Further discussion is needed to discuss pros and cons.

MEMBERS INPUT (Non-Agenda Items)

Mr. Killion requested that considering Mr. Traverso's resignation, that the seat be given to David Kelly who was runner up in the election. Mr. Killion stated that he was on the Budget & Finance Committee for 10 years, not 9 as previously reported. He also expressed appreciation to the Treasurer, Director Besase.

Tina Traverso asked why there was no one from the Broadmoor section on the Building and Grounds Committee. Also, she asked why someone may be removed from a committee.

Janice Patmalnieks requested to know why some committees can add members and others cannot. She also stated that Board Members should not be a Chair on a committee as she feels this is a conflict of interest. Also, what is the next step for property owners? Do they complete an application? Janice also agrees that David Kelly needs to be put back on the Board.

Sue Killion acknowledged the great work on the Wildlife Committee. However, she wants to make certain that the attorney realizes that maintenance staff would be on private property without being invited. Ms. Killion also wants addressed the removal of members from committees.

Cynthia Chatham wants transparency and community involvements. She also stated that by having a limit on the number of members on a committee, there is a lack of diversity and that no committee should have less members than the Board. Ms. Chatham also expressed concern over safety when outsiders use RWA property.

Todd Williams asked how members questions are addressed. President Aho explained the procedure.

RESPONSE TO MEMBERS' QUESTIONS

In response to Janice, President Aho said that a packet of materials will be available in the office by Monday of next week.

President Aho explained that for the first year of a committee, the board puts out a call for new members. The Board received applications and emails. Some changes were made.

Resignation of the Board member will be on the agenda for the next meeting.

DIRECTOR INPUT

Director Schmelz is disappointed in Resolution of the Broadmoor Park issue but is encouraged that the Board of Directors is willing to entertain and discuss possible sales. He is also disappointed that the Buildings and Grounds Committee does not have any Broadmoor members. Director Eldred is glad that the Resolution will resolve issues of Broadmoor Park going forward. No comments from Director Besase. Director Cowin reminded the committees that the members need to fill out a Non-Disclosure Form and a Release Form. Both can be found on the website under "Governance" and then "Policy and Procedures".

ADJOURNMENT

Meeting adjourned at 4:29 PM.

Next Board Meeting: January 28, 2021, 2 PM

Respectfully Submitted,

Theresa Harris

Attachments:

Agenda

Minutes

Reports