

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

Board of Directors Meeting
Thursday, August 26, 2021 – 2:00PM

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, David Kelly, Jerry Eldred (via zoom), and Diane Shaw(via zoom)

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Les Goodman, Jennifer Crowel, Karen Harvey, Randy Keller, Donna Stogsdill, Jack Metz, Pat Erickson, Gwen Grace, Andy VanScyoc, (via zoom) Bob Bondeson, Andrew Leonard, Sue Superak, Linda Bondeson, Kent andbonnieanselment, David Oliver, Holly Carr, Joseph Charles Territo, Cari Hale, Nancy Schwechel, Johna Donahue, Michael Donahue, Pat's iPad, Miss Loni, Brian Cordell, c.s. smith, Linda's iPad, Cindy Chatham, Karen Adelman, Ruthann Brown, A. DiMattia, Ginni Mahon

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.

Director Cowin moved the Board to approve the Meeting Minutes for the 12 August 2021 BOD Meeting. Motion 2nd by Director Shaw. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Gwen Grace requested the Board post a sign stating unvaccinated people must wear masks while in the Community Center.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

Treasurer's Report: Director Besase
No Report.

Manager's Report: Derrick Hedges, Manager

Manager Hedges provided a written report which is attached to these minutes. Administration operations, maintenance staff work projects, and contractor and vendor updates were provided.

Deed Restrictions Violations: Holly Carr, Administrator

No Report.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)

No Report.

Administration/Personnel – President Aho (Chair)

No Report.

Aquatic Committee – Stan Plizga (Chair)

No Report.

Budget & Finance Committee – Wayne Legris (Chair)

No Report.

Buildings & Grounds – Director Besase (Chair)

Director Besase provided a written report which is attached to these minutes.

- Motion made by Director Besase to procure a new JD tractor (lead times are now about 1yr. vs. 6 months). Reserves are adequate to cover this purchase. Director Eldred 2nd the Motion. Discussion was held and Director Kelly asked if this purchase would be to replace an old tractor or as an additional tractor. Director Besase clarified that this purchase would be to replace the tractor with the highest running hours. President Aho stated that the Board is unable to approve a motion until the 3 required bids are presented to the Board and a newspaper advertisement for 2 weeks has been published. Motion was withdrawn by Direct Besase until the 3 bids are received and presented to the Board for review and approval.

Communications – Karen Harvey (Chair)

Ms. Harvey provided a written report which is attached to these minutes.

- Motion made by Director Shaw to approve the 50th Anniversary Logo design for a special banner. Motion 2nd by Director Cowin. Motion Unanimously Approved.

Compliance – Barb Peszko (Vice-Chair)

No Report.

Deed Restriction – Les Goodman (Chair)

Mr. Goodman presented a verbal report to update the Board on the special meeting that was held the previous day to review possible changes to sections 22 and 23 of the deed restrictions pertaining to signs. The draft is based on the committee input from the previous meeting. The draft consists of definitions of a signs, garden flags, election signs, and temporary signs. The committee will meet again to further review its recommendations prior to scheduling a workshop with the Board. Also, discussed was parking of vehicles in the swale and parking of conversion vans in driveways. The committee believes that parking a handicap equipped van is acceptable but more research regarding recreational vans is required. Mr. Goodman stated that there is another special scheduled for September 15th to discuss and approve the final draft of the deed restriction changes. Once they are approved by the committee the final draft will be sent to the Board for scheduling of a workshop.

Election Committee – President Aho (Chair)

President Aho provided a written report which is attached to these minutes. Director Besase excused himself from the meeting while the Board discussed the preliminarily approved candidate's applications for the upcoming election. President Aho noted that the Candidate's night will be on September 30, 2021.

- Motion made by President Aho to list the following 4 members as Candidates of Sam Besase, Cindy Chatham, Jack Metz and Andy Van Scyoc on the 2021 election ballot. Director Eldred 2nd the Motion. Motion Unanimously Approved (5-0-1 Director Besase abstaining).
- Motion made by President Aho to place a question on the ballot of the rollover of excess income, with the language that the Board recommends a vote in favor of the rollover. Director Cowin 2nd the Motion. Motion Unanimously Approved.
- Motion made by President Aho to approve in-person voting during the Annual Meeting from 5:00pm-6:30pm. Director Eldred 2nd the Motion. Motion Unanimously Approved.
- Motion made by President Aho to approve the date, time, and notice of the 2021 Annual Meeting. Director Shaw 2nd the Motion. Motion Unanimously Approved.

Residential Modifications Committee – Barb Peszko (Chair)

No Report.

Wildlife Committee – Cari Hale (Chair)

No Report.

UNFINISHED BUSINESS

No Report.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho opened discussion for the RWA member Appeal by Ms. Crowel of an RMC denial. President Aho invited Ms. Crowel to speak with regards to her denial/appeal.

Ms. Crowel stated that she was not aware that upon losing her 1st contractor that when she had her home repainted that the colors needed and RMC for approval to change the color that the previous contractor intentionally painted in jest (a silver and blue stripe). Ms. Crowel stated that there remains a great deal of work to be done and believes that all of the other projects (shutters, and stone) were listed on her RMC application, and feels that the green that it has been painted will be more of an accent color once the remaining work is completed. Ms. Crowel stated that she would like to be able to keep the color that her home is now painted and be able to continue with the work. President Aho confirmed the original approved colors with Ms. Crowel. Director Eldred questioned Ms. Crowel why she didn't have the new contractor paint the house the original approved colors. Ms. Crowel stated that the colors were not the appropriate colors for the intended project.

Ms. Peszko (RMC Chair) presented to the Board an explanation of RMC applications and denials listed in the Board packet. Ms. Peszko stated that the green color was denied according to RMC guidelines on page 2, section 2, "bright, dark, or severely contrasting exterior, main or trim colors may be denied by the Committee." Discussion was held regarding the Committee's denial.

- Motion made by Director Cowin to approve the color choice of the home painted without prior approval (to overturn the committee's denial). Director Shaw 2nd the Motion. Discussion was held regarding the RMC Committee's reason for denial. Motion Failed (3-3)

President Aho opened discussion for any changes that the Board feels that may be needed for the current operations of the Administration Office and the Community Center due to COVID-19. Director Shaw stated her concerns and feels that the prior operating limitations should be set in place once again for the Community Center. Director Besase commented that he would agree to a voluntary mask requirement but is against a mandatory mask requirement for both the Administration Office and for the Community Center. Director Cowin stated that she is for a sign on the buildings to ask people that are not vaccinated to please wear a mask when entering the RWA buildings and being aware to be aware of a 6 ft. social distancing requirement. Director Kelly commented that we have zoom available if you do not feel comfortable to come into the facilities. If you are not vaccinated, you have the option to wear a mask or not. No motion was made to establish any new operating limitations on the Community Center or the Administrative Office.

President Aho opened discussion regarding gopher tortoise signs/markers.

- Motion made by Director Cowin for the approval to purchase 50 gopher tortoise signs and stands at a cost of the cost of \$5.40 each and a bundle of 50, 72-inch markers at a cost of \$99.00 with a total cost of approximately \$370.00. Director Eldred 2nd the Motion. Discussion was held regarding this Motion being brought to the Board once again, and how are these signs/markers classified in accordance with our deed restrictions. Motion Failed (3-3)

MEMBERS INPUT (Non-Agenda Items)

Cynthia Chatham stated that she agreed with Director Kelly to give the people the right to choose for themselves to wear masks or not, however, there are concerns for the RWA Administration office and its employees and feels that anyone entering the building should wear a mask out of concern of the RWA employees.

RESPONSE TO MEMBERS INPUT

President Aho responded to Ms. Chatham's comments and stated that she is in daily contact with Manager Hedges and has asked Manager Hedges his thoughts regarding whether he feels the need to require masks for the administrative office. President Aho also stated that the Manager has the authority to put a sign on the administration office doors encouraging masks when he feels it is necessary.

Director Besase and Director Eldred commented that they feel confident in Manager Hedges decisions on mask requirements.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

- Director Shaw reiterated that if anyone that has been vaccinated to remember that the vaccination does not mean that you are immune the COVID-19 virus
- Director Eldred commented regarding the statements made of his absence to the most recent Building & Grounds meeting.
- Director Kelly, Director Besase and Director Cowin had no comments.

ADJOURNMENT

Meeting adjourned at 3:17 pm.

Next Board Meeting: 9 September 2021, 2 PM

Respectfully Submitted,
Annette Casteel,
Minutes Clerk/Admin. Assistant
Attachments:
Agenda
Minutes
Reports