

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

Board of Directors Meeting
Thursday, September 23, 2021 – 2:00PM

MINUTES

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

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Les Goodman, Nelson Lateer, Deb Orchard, Donna Greene (via zoom) Cin, Barbara Peszko, Nancy Ward-Snyder, Bob Bondeson, Hcarr, nschwechel, Cari Hale, Mike & Karen Coffee, Johna Donahue, Linda Bondeson, Miss Loni, Owner's iPhone Deed cd bffx Ed yy d Red yytt t see, Michael Donahue, Jack Horner, Pat's iPad, Joseph Charles Terito, Jack Metz, moto g power, Leo Van Orden, Karen, Pam's wright iPad

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 Shaw moved the Board to approve the Meeting Minutes for the 9 September 2021 BOD Meeting. Motion 2nd by Director Cowin. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

None

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

Treasurer's Report: Director Besase

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

Director Eldred asked for an explanation for the YTD added expenses. Manager Hedges informed the Board that the added expenses are due to monies that have had to be written off of the books for lien processes that go back more than 5 years, and we are unable to recover these outstanding Member Assessments.

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. Manager Hedges also apologized any for the confusion and frustration caused the by the early roll out of the new RWA website and assured the Board and the members that working on correcting the issues.

Deed Restrictions Violations: Holly Carr, Administrator

No Report.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)

Ms. Orchard provided a written report which is attached to these minutes for informational purposes only. Action items were discussed under New Business.

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.

- Director Besase made a Motion for the Board to approve the Manager to purchase a 48KW generator to power both the Administration Building and the Community Center Building in a Not-To-Exceed amount of \$42,000.00 and is to include installation. See bid list; 4 bids. Director Cowin 2nd the Motion. Discussion was held with regards to the 4 bids that were not presented in the Board packet. Motion was tabled to unfinished business until 4 bids are received and reviewed by the Board.
- Director Besase made a Motion to approve the addition of Maureen McDowell to the RWA Buildings & Grounds Committee based on the B&G vote to fill a committee vacancy. Director Shaw 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve the recommendation of the deletion of a committee member on the B&G due to his non-attendance at recent committee meetings. Vacancy to be filled at the next RWA B&G meeting and subject to Board of Directors approval. Director Eldred 2nd the Motion. Discussion was held to remove Dominic Savage from the B&G Committee for lack of attendance to meetings. Motion Unanimously Approved.

- Director Besase made a Motion that the RWA Manager brief the RWA Board of Directors on the status of bids for purchase of a replacement tractor. Director Kelly questioned what the need for the replacement tractor. Director Besase stated that this is to replace current equipment with high hours on them. Motion was tabled to unfinished business to compile information needed and be presented at the next BOD meeting.

Communications – Karen Harvey (Chair)

No Report.

Compliance – Barb Peszko (Vice-Chair)

No Report.

Deed Restriction – Les Goodman (Chair)

Mr. Goodman provided a written report which is attached to these minutes for informational purposes only. President Aho scheduled a workshop meeting be held with the Deed Restrictions Committee on October 14, 2021, at 12:15pm to review the materials presented in these minutes.

Election Committee – President Aho (Chair)

No Report.

Residential Modifications Committee – Barb Peszko (Chair)

No Report.

Wildlife Committee – Cari Hale (Chair)

No Report.

UNFINISHED BUSINESS

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho opens discussion regarding issues of the mowing in common areas related to Broadmoor Park.

- President Aho noted that there was only 1 application for mowing of the common areas related to Broadmoor Park for approval. Director Cowin made a Motion to approve the mowing application. Director Shaw 2nd the Motion. Motion Unanimously Approved.

President Aho presented 9 applications for use of a common areas.

- Application #1 is for the GFWC Rotonda West Women's Club Blood Drive to be held at RWA Marina parking lot on Thursday, October 21, 2021, from 9:00am – 3:00pm. Director Cowin made a Motion to approve the GFWC Rotonda West Women's Club Blood Drive. Director Kelly 2nd the Motion. President Aho reminded the Women's Club that the Marina Parking Lot is the property of the RWA and not of The Hills Golf Course. Motion Unanimously Approved.

- Application #2 is for the use of the Rotonda Room at the Community Center by the Englewood Area Board of Realtors (EABOR) Pro Panel on Friday, October 22, 2021, from 9:00am – 12:00pm. No Motion to Approve.
- Application #3 is for the use of the Rotonda Room at the Community Center for a Wedding Ceremony on Saturday, October 23, 2021, from 4:00pm – 8:00pm. Director Cowin made a Motion to approve the Community Center application for the Wedding Ceremony with all associated costs. Director Shaw 2nd the Motion. Discussion was held regarding the rental application. Motion Approved (5-1).
- Application #4 is for the use of Lanai behind the Community Center by the Activities Committee for a Music in the Park Event on Friday, December 10, 2021, from 4:00pm – 6:00pm. Director Cowin made a Motion to approve the Music in the Park activity. Director Eldred 2nd the Motion. Motion Unanimously Approved.
- Application #5 is for the GFWC Rotonda West Women's Club – Creative Crafters Activity to be held every Friday from 9:00am – 12:00pm for the 2022 Schedule. Director Cowin made a Motion to approve the GFWC Rotonda West Women's Club – Creative Crafters 2022 Activity Schedule. Director Eldred 2nd the Motion. Motion Unanimously Approved.
- Application #6 is for the GFWC Rotonda West Women's Club monthly meetings for the 2022 Season for their Board Meetings on the 1st Friday of each month from 1:00pm – 2:30pm and for their General Meetings on the 2nd Thursday of each month from 8:30am – 12:00pm. Application was moved to unfinished business to request if the General Meeting for the 2nd Thursday of each month could be rescheduled.
- Application #7 is for the GFWC Rotonda West Women's Club Art Competition Setup on Wednesday, January 12, 2021, from 1:00pm – 4:00pm. Application was moved to unfinished business for clarification of application request and the date of the competition.
- Application #8 is for the GFWC Rotonda West Women's Club – Sew n' Sews activity to be held each Tuesday from 9:00am – 12:00pm for the 2022 Schedule. Director Cowin made a Motion to approve the GFWC Rotonda West Women's Club – Sew n' Sews 2022 Activity Schedule. Director Eldred 2nd the Motion. Motion Unanimously Approved.
- Application #9 is for the use of the Rotonda Room at the Community Center for a Baby Shower on Saturday, January 15, 2022, from 11:00am – 2:00pm. Application was moved to unfinished business for clarification of application request.

MEMBERS INPUT (Non-Agenda Items)

Nelson Lateer addressed the Board with concerns regarding vacant lots on both sides of his property, one that has a large pine tree slanting toward his home and on the other a large dead tree that he is concerned for his property. Mr. Lateer stated that he has made several attempts to contact the property owners and has little concern or response back from them. Mr. Lateer asked if there is anything that the RWA can do to assist with his concerns. Mr. Lateer thanked the Board for their time.

Cynthia Chatham addressed the Board on an agenda item of Deed Restriction informational items in the Board Packet.

RESPONSE TO MEMBERS INPUT

President Aho opened discussion for Response to Member Input.
Director Cowin and Director Kelly commented on Mr. Lateer's concerns regarding the removal of the trees on the vacant properties adjacent to his property.

DIRECTOR INPUT

President Aho opened discussion for Director Input.
Director Shaw commented that very frequently the Board hears from members that the Board is not transparent when it comes to Deed Restriction suggested changes and stressed that the proposed changes that were in the Board Packet were for informational reasons only and so that members are aware of these proposed changes. There was no intention of voting on these items at this time.

ADJOURNMENT

Meeting adjourned at 2:49pm.

Next Board Meeting: 14 October 2021, 2PM

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