

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

Board of Directors Meeting
Thursday, November 11, 2021 – 2:00PM

MINUTES

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

ABSENT: Stephan Froggatt

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Barb Peszko, Frank Warren, John Stem, Gwen Grace, Jack Metz, Debbie Orchard, Loni Kiedrowski and (via zoom) Bob Bondeson, Linda Bondeson, Linda Zielke, joe, nancy Schwechel, iPhone, cin, Becky, Pat's iPad, Leo Van Orden, Pat Luscombe (Pat's iPad), Ann Weaver, Johna Donahue, Brian Fennessey, Penny John, Marius Barbat, Joseph Charles Territo, Diane's iPad (2), Tom

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 Eldred moved the Board to approve the Meeting Minutes for the 28 October 2021 BOD Meeting. Motion 2nd by Director Besase and Director Cowin. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Barb Peszko addressed the Board asking for clarification on the new fining for the Residential Modification and Compliance Committees. President Aho clarified that the increase in fines would be strictly for Deed Restriction violations.

Linda Zielke asked if there have been changes since the last BOD meeting why have they not been noted and why is deliberation and voting happening without advising members of the changes? Ms. Zielke also feels that the Board is not being transparent if there have been changes and members have not been advised of such changes since the last BOD meeting of October 28, 2021.

Cynthia Chatham questioned the one-time credit listed in the Treasure's report for the RWA HOA assessment fees. Ms. Chatham also feels that clarification is still need regarding holiday signs.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update:

President Aho noted updates:

President Aho reminded Directors and members information for the Annual Meeting need to be submitted by November 19 to Annette Casteel and Joe Harris.

President Aho also thanked Josh Brown Landscape Maintenance for volunteering his bucket truck and staff in helping us hang the lights on our street poles.

Treasurer's Report: Director Besase

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

Manager's Report: Derrick Hedges, Manager

Manager Hedges provided a written report which is attached to these minutes.

Deed Restrictions Violations: Holly Carr, Administrator

President Aho stated that there are 41 violations listed in the Board packet for approval. Director Cowin made a Motion to levy the fines on members for violations listed numbers 1 through 41. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Motion 2nd by Director Shaw. Discussion was held for clarification on the Summary Report and suggestions were made for more education for members Motion Unanimously Approved.

COMMITTEE REPORTS

Activities Committee – Deb Orchard (Chair)

Ms. Orchard provided a written report which is attached to these minutes for informational purposes only.

Administration/Personnel – President Aho (Chair)

No Report.

Aquatic Committee – Stan Plizga (Chair)

No Report.

Budget & Finance Committee – Wayne Legris (Chair)

Mr. Legris provided a written report which is attached to these minutes for informational purposes only.

Buildings & Grounds – Director Besase (Chair)

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

Communications – Karen Harvey (Chair)

Ms. Harvey provided a written report which is attached to these minutes that were included in the Activities Committee report and is for informational purposes only.

Compliance – Barb Peszko (Chair)

Ms. Peszko provided a written report which is attached to these minutes for informational purposes only.

Deed Restriction – Les Goodman (Chair)

Mr. Goodman provided a written report which is attached to these minutes for informational purposes only. President Aho noted that the next Deed Restriction meeting will be held on November 17, 2021, at 9:00am

Election Committee – President Aho (Chair)

President Aho provided a written report which is attached to these minutes for informational purposes only. President Aho reminded the Board that she will stepping down as the Election Committee Chair and Liaison.

Residential Modifications Committee – Barb Peszko (Chair)

Ms. Peszko provided a written report which is attached to these minutes for informational purposes only.

Wildlife Committee – Cari Hale (Chair)

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

- Director Cowin made a Motion to approve the addition of Ann Weaver as a member of the Wildlife Committee. Director Eldred 2nd the Motion. Motion Unanimously Approved.

Holiday Decorating Subcommittee – Karen Harvey (Chair)

Ms. Harvey provided a written report which is attached to these minutes that were included in the Activities Committee report and is for informational purposes only.

UNFINISHED BUSINESS

President Aho opened discussion regarding the Proposed 2022 Budget.

- Director Shaw made a Motion to approve the 2022 Proposed Budget. Director Cowin 2nd the Motion. Discussion was held and President Aho asked for an amendment to reduce the reserve budget from \$115,000 to \$68,000 to balance the proposed budget. Director Cowin amended the Motion to reduce the reserve budget and approved the then proposed balanced budget. Director Shaw 2nd the Motion. Motion Unanimously Approved.

President Aho opened discussion regarding the Proposed changes to definitions, Sections 22 and 23 of the Deed Restrictions pertaining to signs. President Aho noted the member concerns and commented that the materials that were presented in the packet are the same as what was presented 2 weeks ago at the last BOD meeting, and the purpose of this vote is simply to see if

the Board wishes to send these changes to the developer, for the developers review, approval, veto, or amendments. Again, this is not the final vote this is to see if the Board wishes to adopt these changes for the purposes of sending them to the developer for his review and comment.

- Director Cowin made a Motion to approve the proposed changes to Section 22 & 23 and the definitions of the Deed Restrictions to send to the Developer for Review. Director Shaw 2nd the Motion. for informational purposes only Discussion was held, and Director Kelly asked if Mr. Goodman, (Deed Restriction Chair), would speak regarding the Holiday decorations as to what is and what is not allowed. Mr. Goodman proceeded to discuss and clarify the proposed changes. Further discussion was held by the Board. Motion Unanimously Approved.

Director Cowin noted that a decision regarding the gratuity that the Activities Committee is requesting approval for the Seasons of Sound performer needed to be discussed and voted on.

- Director Cowin made a Motion to approve the \$100.00 gratuity for the Seasons of Sound performer. Director Eldred 2nd the Motion. Motion Unanimously Approved.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho opened discussion to increase the Deed Restriction fine for starting work without an RMC permit from the current \$50.00 to \$100.00. President Aho explained that it took time getting information back from the attorney, which is the reason for the delay on moving forward on this RMC request.

- Director Kelly made a Motion to approve the increase of the Deed Restriction fine from \$50.00 to \$100.00 for starting work without an RMC permit effective January 1, 2022. Director Cowin 2nd the Motion. Discussion was held regarding the increase. Motion Fails (3-3).

President Aho opened discussion regarding administrative changes to the New Construction Program & Clean Sites Program to cover the expenses of our invoicing and inspections and related work. RWA Administration will begin handling the invoicing relating to the New Construction Program effective November 15, 2021.

- Director Kelly made a Motion to keep the fee at \$1000.00 per New Construction and retain \$500.00 for Clean Site to cover administrative costs. Director Shaw 2nd the Motion. Discussion was held regarding whether the retaining fee of \$500.00 will cover administrative expenses. Motion Unanimously Approved.

President Aho opened discussion regarding Board of County Commissioners and federal funding to assist with RWA area streets and bridges. Director Besase headed the discussion in informing the Board and Members that Congress recently passed a bill called Bill Back Better for Infrastructure for \$155 Billion Dollars for roads and bridges, the two biggest expenses on our MSBU.

- Director Besase made a Motion to approve the work to secure Federal funding for our roads and bridges with a letter from the RWA Board of Directors to the Board of County Commissioners. Director Eldred 2nd the Motion. Motion Unanimously Approved.

President Aho presented 2 applications for use of a common areas.

- Application #1 Sweating to the Oldies Exercise activity to be held each Fridays from 9:00am – 10am for the 2022 Schedule. Director Cowin made a Motion to approve the Sweating to the Oldies Exercise 2022 Activity Schedule. Director Shaw 2nd the Motion. Motion Unanimously Approved.
- Application #2 is for a Private Birthday Party on February 12, 2022, from 5:30pm – 8:30pm. Application was tabled for clarification of equipment needed as well as verifying proof of liability insurance for the presence of alcohol during requested event.

MEMBERS INPUT (Non-Agenda Items)

Frank Warren voiced his concerns with a comment made on social media by a candidate running for Board election stating that if the “current Board” has their way they will do away with the Wildlife and the Aquatics Committees. Mr. Warren requested confirmation from the Board if this statement was true or not.

Deb Orchard presented an updated wish list for the Rotonda Board which are:

1. A large decorative sign at the entrance of the Community Center. Currently it is very difficult to find the entrance to the facility and there is no way to advertise for events as well as meetings that are happening within the Community Center.
2. One or two streetlights to be placed at the entrance for events and meetings beginning or ending after dark.
3. Additional concrete to be added behind the Community Center for outdoor events to be able to provide enough tables, chairs, dancing, and set up space for events such as Music in the Park performers.
4. The Activities Committee has had 600 feet of twinkle lights donated to them that were used by the Holiday Decorating Subcommittee on the gazebo on the island across from the marina. The Activities Committee would like to have the Board consider allowing the Activities Committee to string them between the Community Center and the trees to give some ambiance during evening outdoor events behind the Community Center.
5. For the Board to raise the HOA fees or find some way to include fees to members that have vacant lots that are currently mowing these lots free of charge.

Cynthia Chatham questioned if the addition that is already scheduled to take place will be big enough for our growing community. Also, Ms. Chatham mentioned concerns with merging the Wildlife Committee and Aquatics Committee into the Building and Grounds Committee.

RESPONSE TO MEMBERS INPUT

President Aho started response to members input by first addressing Ms. Orchard’s questions regarding the mowing of the vacant lots and stated that the Board will be discussing how to handle the mowing of the vacant lots and possibly adding a special assessment for the mowing of the vacant lots at the beginning of the new year.

President Aho also addressed Mr. Warren's concerns regarding the merge of the Wildlife and Aquatics and stated that April 22, 2021, was the date the Board discussed and made a unanimous decision to merge the Wildlife and Aquatics Committees in the Building and Grounds Committee as Subcommittees as well as a unanimous decision to merge the Communication and the Activities Committees, and the Deed Restrictions Committee into the RMC Committee. Further, the budgets for these subcommittees are intact and have been approved as such in the 2022 proposed budget.

President Aho noted that to extend the concrete behind the Community Center will take extensive efforts for permits due to the addition of more impervious surfaces and it would need to be taken into consideration with the extension project for the administration building.

Director Besase asked Ms. Orchard to put the 3 or 4 items on her wish list down on paper and bring them to the Building and Grounds Committee meeting and the committee can see how these items would be able to be added into the 3-year capital plan.

Director Besase stated that the addition that is being added will be the same square footage as the current administration building is now.

Director Besase also stated that the combining of all the committees has gone smoothly except for one and asks them to give the system a try and see how it works.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

Director Shaw commended the Deed Restrictions Committee for their dedication to the clarification of the Deed Restrictions. This committee usually only meets once per month but for the past several months they have had numerous meetings in addition to their regularly scheduled meetings to work at hammering out the changes to the Deed Restrictions. Director Shaw stated that she has watched the recordings of these meetings and it is apparent the how hard they have worked to iron out these changes and wants them to know that she is personally grateful to their efforts. Director Shaw also mentioned the comments that have been made by members that say they had no opportunity for input to these changes and again stated that this committee has met additional times per month and anyone that would like to attend the meetings and give their input may do so and to her knowledge, no one has taken the time to do as much.

Director Shaw wanted to encourage the candidates that use social media to make sure that what they post is factual. Some posts stating that there would not be a Wildlife or Aquatics Committee are just plain wrong and its not fair to the membership when they hear this from a candidate. Many people will assume that this is an informed statement when in actuality it is not.

Director Eldred commented that when the Board chose to put the Wildlife and Aquatics Committees under the Buildings and Grounds Committee, he personally saw it as an opportunity to expand these as subcommittees. Director Eldred encouraged the community support these subcommittees and the members that are currently on these committees to continue to do so and to give these changes a chance.

Director Eldred also commented on the statements made by members that this Board has no transparency and noted if you look back 3 years ago you would never see member input on the

BOD agenda as well as on the committee agendas giving members the opportunity to speak on agenda and non-agenda topics.

Director Eldred commented that he would like to see a Residential Modification change to landscape to eliminate needing a permit to shell and rock vs. mulch. Or make the change that includes mulch needing a permit as well.

President Aho further noted regarding Director Eldred's statement that 3 years ago it was hard pressed to even get an agenda when walking into a board meeting. Nor were people able to see what the BOD packets contained and now it is all available in PDF form for all members to see. Director Shaw also noted that there is even Response to Member Input on our agendas, and President Aho commended Director Cowin on pushing to get this on our agendas.

ADJOURNMENT

Meeting adjourned at 3:13pm.

Next Board Meeting: 9 December 2021, 2PM

Respectfully Submitted,
Annette Casteel,
Minutes Clerk/Admin. Assistant

Attachments:

Agenda
Minutes
Reports