

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

Board of Directors Meeting
THURSDAY, June 9, 2022 – 2:00PM

MINUTES

PRESENT: Patricia Aho, Sam Besase, Patti Cowin, Jerry Eldred, Les Goodman, David Kelly, and Andy Van Scyoc

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, John Peszko, Barb Peszko, Frank Warren, Cheryl Lateer, Loni Kiedrowski, Nancy Ward-Snyder, John House, Jack Metz, Karen Harvey, Wade Casteel, Maureen McDowell and (via zoom) Douglas Willey, Joe Amabile, Bob Bondeson, Billy Mosteller, Cari Hale, Mike & Karen Coffee, Tim Rice, Betsy Cummings, Gwen Grace, Johna Donahue, Rick Beck, J A Stem, Rick Yocum, Betsy Cummings, Joseph Charles Territo, Diane Shaw

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 Besase moved the Board to approve the Meeting Minutes for the 26 May 2022 BOD Meeting. Motion 2nd by Director Van Scyoc. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Ms. Kiedrowski addressed the Board and expressed her support in the proposed amendment to allow the mowing of vacant lots to be charged as a limited common expense to vacant property owners and hopes that the Board will vote “Yes” on this proposed amendment.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President’s Update:

None.

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 51 violations listed in the Board packet for approval.

- Director Eldred made a Motion to remove violation #4 for NO RMC/Landscape curbing from the Deed Restrictions Violations list. Director Cowin 2nd the Motion. Discussion was held. Motion Failed (6 – 1).
- Director Eldred made a Motion to remove violation #51 Christmas Lights from the Deed Restriction Violations list. Director Cowing 2nd the Motion. Discussion was held. Motion Unanimously Approved.
- Director Cowin made a Motion to levy the fines on members for violations listed numbers 1 through 50. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Goodman 2nd the Motion. Motion Unanimously Approved.

COMMITTEE REPORTS

Administration/Personnel – President Aho (Chair)

None.

Budget & Finance Committee – Tom D'Abrosca (Chair)

None.

Buildings & Grounds – Director Besase (Chair)

None.

Community Outreach – Karen Harvey (Co-Chair) & Deb Orchard (Co-Chair) – Both Absent

None.

Compliance – Barb Peszko (Chair)

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

Residential Modifications Committee – Barb Peszko (Chair)

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

Deed Restrictions Subcommittee

Director Goodman presented a Graduated Fining Method to the Board which are attached to these minutes.

- Director Goodman made a Motion for the BOD to accept the recommendation of the Deed Restrictions Subcommittee to have a graduated fining method. Director Kelly 2nd the Motion. Discussion was held. Director Goodman amended the Motion for the changes to become effective 08/09/2022. Director Kelly 2nd the amendment. Motions Unanimously Approved.

Director Goodman presented the recommended changes to the Deed Restrictions to the Board which are attached to these minutes.

- Director Eldred made a Motion to remove decorative mailboxes from the RMC guidelines. Director Cowin 2nd the Motion. Discussion was held. Motion Failed (5 - 2).
- Director Besase made a Motion to change wording in Section 9 to replace decorative mailboxes with mailbox structures. Director Goodman 2nd the Motion. Motion Passed (6 – 1)
- President Aho made a Motion to amend Section 9 to remove the word free standing from sheds & temporary storage units. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Director Kelly made a Motion to approve the changes to the Deed Restrictions with amendments. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to recommend changes to the developer to adopt changes to Section 13 (Flags) and Section 18 (garbage & recycling/outside equipment). Director Goodman 2nd the Motion. Motion Unanimously Approved.

Election Committee – RoseAnne Woodliff (Chair)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho opened discussion regarding the suspension of members' rights for those who are 90 days or more in arrears. Director Besase made a Motion as follows:

Commencing August 1, 2022, any RWA member, and any tenant, guest, or invitee of the member, who is more than 90 days delinquent in paying any monetary obligation due to RWA, will have the rights to use the following suspended:

1. Access and use of the boat launch ramp at the Marina;
2. Renting any room or space at the Community Center;
3. Reserving any room or space at the Community Center;
4. Renting any boat slip at the Marina; and

The rights to vote in the 2022 RWA election process. These suspensions shall apply even if the delinquency arose from less than all multiple parcels owned by a member.

These suspensions end upon full payment of all obligations currently due or overdue to RWA and the rights enumerated above shall be restored.

The Association shall notify the applicable owners by mail of this policy at least 14 days prior to the August 1, 2022, suspension date.

Director Van Scyoc 2nd the Motion. Motion Unanimously Approved.

President Aho presented a proposed amendment to allow mowing of vacant lots to be charged as a common expense. Discussion was held. Director Van Scyoc made a Motion to approve the language written in the amendment to allow mowing of vacant lots to be charges as a limited common expense be sent to the Developer. Director Eldred 2nd the Motion. Motion Unanimously Approved.

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

- Application #1 – Single Event – GFWC Rotonda West Women’s Club One Blood Drive to be held on August 6, 2022, from 9:00am – 2:00pm at the RWA Marina Parking Lot across from The Hills Golf Course. Director Besase made a Motion to approve the GFWC-RWWC One Blood Drive to be held on august 6, 2022, from 9:00am – 2:00pm at the RWA Marina Parking Lot. Director Van Scyoc 2nd the Motion. Motion Unanimously Approved.
- Application #2 – Single Event – GFWC Rotonda West Women’s Club One time date change for Woman’s Club Board Meeting from June 3, 2022, to June 17, 2022, from 1:00pm - 2:30pm. Director Cowin made Motion to approve the GFWC Rotonda West Women’s Club One time date change for Woman’s Club Board Meeting from June 3, 2022, to June 17, 2022, from 1:00pm – 2:30pm. Motion Unanimously Approved.

President Aho presented a request for easement exchange by Charlotte County at 115 Rotonda Circle. Discussion was held. Director Kelly made a Motion Not to approve easement exchange with Charlotte County with a “No Thank You”. Director Eldred & Van Scyoc 2nd the Motion. Discussion was held. Motion Unanimously Approved.

MEMBERS INPUT (Non-Agenda Items)

None.

RESPONSE TO MEMBERS INPUT

None.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

Director Van Scyoc thanked everyone that was involved with the language for the vacant lot mowing. This is a long-awaited accomplishment.

Director Goodman thanked the Board for the approval on the recommended changes to the Deed Restrictions to send to the Developer.

Director Eldred also commented on the approval of the mowing of vacant lots and thanked everyone involved as well.

Director Besase recommends that the Budget & Finance Committee meets with Manager Hedges to discuss the rational as to what the possible charge to the vacant lot owners may be for the vacant lot mowing. President Aho stated that that cost was previously discussed this year and our first step is to get the Developer to approve the change.

ADJOURNMENT

Meeting adjourned at 3:37PM

Next Board Meeting: 23 June 2022, 2PM

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