

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

Board of Directors Meeting
THURSDAY, July 14, 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: Annette Casteel, John & Barb Peszko, Bryan Hatfield, Karen Harvey, Jack Metz, Randy Keller, Barry Kean, Tom D'Abrosca, George Hutton and (via zoom) Mike & Karen Coffee, Bob Bondeson, Sheryl Nowicki, Gwen Grace, r a brown, Emmett Watson, Diane Shaw, Frank Warren, Clateer, Basia Baster, Tim Rice, Ken Stecher, Bruce Bullert, nicho, Rev Dr Brian Armen, michael donahue, gstratton

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 Van Scyoc moved the Board to approve the Meeting Minutes for the 23 June 2022 BOD Meeting. Motion 2nd by Director Goodman. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Frank Warren addressed the Board with concerns over an item appearing on the agenda regarding the purchase of deciduous trees wanting to be planted around Broadmoor Park that was recently tabled at the July 12th B&G Committee meeting and feels that this is an undermining way to get this purchase passed and should first be discussed and approved by the B&G Committee along with a maintenance plan before being brought to the Board of Directors for a vote. He asked for the Chair of the Buildings & Grounds Committee to address his concerns.

NEW BUSINESS – Charlotte County Utilities

President Aho introduced Bryan Hatfield, Project Manager of Charlotte County Utilities. Mr. Hatfield addressed the Board with a PowerPoint presentation regarding the Lift Station 813 at 115 Rotonda Circle. Mr. Hatfield explained that Charlotte County entered an amended consent order with the Florida Department of Environmental Protection due to hurricane Irma and one

of the stipulations of the consent order is to install permanent generators on the top of 15 lift stations that do not already have generators, therefore, Charlotte County will need to install a generator at this lift station on Rotonda Circle. Charlotte County has requested a land swap of county property easement with the property at 115 Rotonda Circle to move the lift station and add the required generator per FEMA requirements. This land swap would give them a larger footprint to install the necessary equipment needed to meet the consent order requirements, would be fenced, and landscaping would be added for aesthetics. This is the option presented to the Board and previously voted down. Mr. Hatfield also showed a diagram of what the current easement area may potentially look like if the RWA does not agree with the land swap of this area. Director Cowin made a Motion to approve the land swap of 115 Rotonda Circle with the Charlotte County easement for the placement of the lift station and generator. Motion Failed for lack of a 2nd. Discussion was held regarding different placement options of equipment on the easement area. Director Van Scyoc made a Motion to propose the CCU survey an area to the south of the current lift station area and present those results to RWA. Director Eldred 2nd the Motion. Discussion was held with what this proposal may result in as far as esthetics. Motion Passed (5-2 with Director Cowin & President Aho voting in the negative).

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update:

President Aho announced that the generator for the Office and Community Center has arrived and has been put in place with hopes that it will be up and running as early as next week.

President Aho updated the Board on the permitting for the office expansion is now 99.9% complete. This has allowed Manager Hedges to start working on assembling a bid specification package together to present to the Board for approval.

President Aho noted that we are still waiting to hear from the developer regarding the amended Deed Restrictions proposals and guidelines that were sent to them. We are hoping to hear back from them within the next week or shortly thereafter.

Treasurer's Report: Director Besase

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

Secretary's Report

- Director Eldred made a Motion to approve the BOD President to put back the Wildlife Committee Minutes & recorded meetings that were removed from the website. Director Cowin 2nd the Motion. Discussion was held to go back to 2020 for reposting the last 3 years. Director Eldred amended the Motion that the RWA Staff replace Minutes & recorded meetings to the website and specifically note that this "Committee" no longer exist. Director Cowin 2nd the amended Motion. Discussion was held noting that this will be updated by RWA Staff and not the actions of any of the Board members as Board members do not have access to make changes to the website. Both Motions Approved (4-3 with Directors Besase, Kelly and President Aho voting in the negative).

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 61 violations listed in the Board packet for approval.

- Director Goodman made a Motion to levy the fines on members for violations listed numbers 1 through 61. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Cowin 2nd the Motion. Discussion was held on item #'s 2 & 34 regarding additional items in pictures, clarification was made that additional items are noted under separate violations. Motion Unanimously Approved.

COMMITTEE REPORTS

Administration/Personnel – President Aho (Chair)

None.

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

- Director Besase made a Motion to approve the property transfer fee from \$150.00 to \$250.00. Director Eldred 2nd the Motion. Discussion was held requesting an effective date to be made for the requested increase and reasoning for the request to raise the transfer fee. Director Besase amended the Motion to include an effective date of January 1, 2023. Director Eldred 2nd the Amended Motion. Amended Motion for effective date Unanimously Approved. Motion for the property transfer fee Fails (1-5 with Directors Cowin, Eldred, Goodman, Kelly, Van Scyoc and President Aho voting in the negative).

Buildings & Grounds – Director Besase (Chair)

None.

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

Reported under Member Input Non-Agenda Items.

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.

Election Committee – RoseAnne Woodliff (Chair)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS – President Aho

President Aho presented 1 application for the use of common areas.

- Application #1 – Single Event – Englewood Fishing Club – Social Event to be held on July 16, 2022, from 4:30pm – 7:00pm at the RWA Community Center. Director Cowin made a Motion to approve Englewood Fishing Club Social Event to be held on July 16, 2022, from 4:30pm – 7:00pm at the RWA Community Center. Director Van Scyoc 2nd the Motion. Motion Unanimously Approved.
- Mr. Armen addressed the Board regarding his RMC denial regarding his request and reasoning for his choice of fencing material for a temporary fence that he would like to use during a training period for his new puppy and is looking for a waiver for a 6-month period until January 2023. Ms. Peszko stated the RMC guidelines of Section 8, construction of fencing, denial by the RMC Committee was based on the requested material. Director Van Scyoc made a Motion to approve the fencing material for a 6-month training period. Director Goodman 2nd the Motion. Discussion was held suggesting different types of fencing material that would be approved. Motion Fails Unanimously.

President Aho announced the presence of Mr. Lorah and his associate Jacob Hall to present the Draft Audit Report of 2021. Both Mr. Lorah noted some of the struggles with the audit due to the software change from TOPS to Caliber. Mr. Hall presented the draft audit report for 2021. Director Besase ask Mr. Hall if there is anything differently that the bookkeeping staff should be doing? Mr. Hall stated that the staff with the help of outside counsel has worked hard at getting the past due receivable cleaned up. Mr. Lorah stated that biggest challenges are the following year assessments being received in the current year. Direct Kelly asked Mr. Lorah if the association has ever received a negative audit, is this something that needs to be done on an annual basis? Mr. Lorah stated that under the Florida State Statutes the membership would have to waive the audit, however, because of the associations level of revenue and annual audit is required. President Aho asked Mr. Lorah for the correct wording needed for a Motion to be made to approve and accept the audit. Mr. Lorah stated that a representation letter is required to accept the audit. Director Cowin made a Motion to approve President Aho to sign the representation letter to accept the audit. Director Eldred 2nd the Motion. Motion Unanimously Approved.

President Aho noted Director Eldred's request for a motion regarding the purchase of deciduous trees. Director Eldred first addressed the B&G Committee to apologize for having to leave their recent meeting for an appointment during their discussion of the purchase of deciduous trees. Director Eldred also asked that this Motion be tabled until the next meeting until more information and pricing can be obtained.

MEMBERS INPUT (Non-Agenda Items)

Karen Harvey updated the Board with Community Outreach reports, action items will be presented at the July 28th Board of Directors Meeting.

Diane Shaw addressed the Board with concerns of some committee meetings, “planning meetings” or subcommittee meetings not being posted or zoomed for the transparency to the members of the community, and asked “What is the difference between a committee meeting, a planning meeting, or a subcommittee meeting?”

RESPONSE TO MEMBERS INPUT

President Aho asked Director Besase to address Mr. Warren’s concerns regarding a motion on the BOD Agenda when it has not had an approved motion by the B&G Committee. Director Besase asked that out of respect to the B&G Committee that anything that that is requested to be done concerning the RWA buildings and grounds to first be presented to the B&G Committee for discussion and approval.

President Aho addressed Ms. Shaw’s concerns to committee meetings, planning meetings or subcommittee meetings. President Aho believes that groups of committee members at which work is discussed is the same as a “subcommittee”, and any type of a meeting that has a quorum needs to be addressed in the same manner as all meetings and all should be noted and announced.

DIRECTOR INPUT

President Aho opened discussion for Director Input.

Director Kelly believes that the Community Outreach Committee is doing a great job and has worked hard on the events for the community and does not feel that they are trying to hide anything.

ADJOURNMENT

Meeting adjourned at 3:47PM

Next Board Meeting: 28 July 2022, 2PM

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

