

Rotonda West Association, Inc.
646 Rotonda Circle, Rotonda West, FL 33947
Dead Restrictions Committee
Meeting Minutes
August 25, 2021

Call to Order: The meeting was called to order August 25, 2021, at 9:00 AM

Present: Les Goodman, Loni Kiedrowski, Barry Kean, Patricia Aho, Brian Armen

Absent: Harley Effertz

Staff: Holly Carr, Joe Harris, Derrick Hedges

Guests: Randy Keller, Sam Besase, George Hutton

Zoom guests: Karen Adelman, John Harris, Nancy Schwechel, Bob Bonderson, Kent, & Bonnie Anselment, A. DiMattia, David Oliver, Mike Windisch, Dennis & Cheryl Gwartney.

Approval of Minutes: Minutes of the last meeting were approved following a motion by Mr. Kean, seconded by Ms. Kiedrowski, and a unanimous committee approval vote.

Old Business: Signs

Mr. Goodman reviewed the previous changes made by the committee to section 22 along with the two definitions, garden flag and sign. He reinforced his concern to clearly define a garden flag to avoid creating a possible loophole that some residents may try to substitute a sign as a garden flag.

Mr. Kean recommended adding language to prohibit political messages within the garden flag definition. He also wants to add "sole discretion of the BOD" to the definitions. He pointed out that there are two versions of the deed restrictions being used and the only one we should use is the most current version dated October 29, 2020.

Ms. Aho said our attorney will ensure the correct version and format will be used in the final product.

A discussion of the number of political signs allowed resulted in the need for a legal review to ensure our restrictions are inline with the county ordinance. All sign durations should be identified in the guidelines.

Mr. Armen recommended adding estate signs to the section on garage and yard sale signs.

Ms. Aho requested we add wording to prohibit permanent signs as part of our recommendations.

Mr. Kean pointed out that real estate signs require a longer display duration than other types of temporary signs.

Mr. Goodman proposed another special meeting of the DRC in order to wrap up our discussions and finalize our recommendations. It was agreed to schedule the additional meeting on September 15, at 9:00 am.

New Business: Parking in a swale and conversion vans parked in a driveway.

Ms. Carr discussed the issue of residents with one driveway and one garage and limited parking. She said the office does grant temporary permits for swale parking if the resident contacts the office.

Ms. Aho explained that a prior DRC recommended temporary swale parking similar to the allowable parking language for contractor and service provider vehicles. The BOD at that time did not support the recommendation.

Mr. Armen asked if swale parking will become an issue with the county due to drainage concerns. Ms. Carr said the county allows swale parking.

Ms. Kiedrowski said she is not interested in seeing cars laying all over the roadways.

Mr. Hedges said temporary swale parking by residents and their guests would be a nightmare to enforce. Trying to determine how long a vehicle is parked would take additional resources to enforce.

The committee decided there is no compelling reason, at this time, to consider changes to the parking restrictions.

Ms. Carr discussed the issue of not allowing conversion vans to park in a driveway. She said many residents are buying conversion vans to travel to Rotonda West and using the van as a primary means of transportation. She said one resident has a conversion van for his disabled wife. The resident needs to park in his driveway due to the extended height of the van, not able to fit through the garage door opening.

Mr. Goodman said the current deed restrictions allow commercial vehicles with four wheels to park in driveways long term. These vehicles display business signs and advertising. We should consider conversion vans based on the size.

Mr. Armen's recommended definition of a conversion van is a van used for daily transportation, not used as lodging, and not connected to utilities.

Ms. Kiedrowski said she doesn't know enough about conversion vans and needs to research to determine what type of vehicle qualifies as a conversion van.

Ms. Aho believes we should allow vans outfitted to be wheelchair accessible.

Mr. Hedges said he doubts there are many residents who have a van as their only means of transportation. The van may be parked in a driveway as a free means of storage and there are other vehicles in the garage.

The committee agreed to research conversion vans and discuss their findings at the next DRC meeting.

Member input

Sam Besase expressed his observations made during the meeting.

There is a need to define an election flag.

One political sign per lot/tract may be an issue

Sign display duration must be defined

Swale parking doesn't appear to be a major problem

The height, length, width and number of wheels on conversion vans needs to be considered

Randy Keller commented that Rotonda West is a deed restricted community and residents who don't want to comply should move elsewhere. Section 18 of the deed restrictions clarify that trash containers must be out of sight, either in a garage or behind a site screen. Many people don't comply with the restrictions.

There was no member input from the Zoom guests.

Meeting adjourned at 10:01 AM

Next Meeting: September 15, 2021, at 9:00 AM.

Les Goodman
DRC Chair