

Rotonda West Association, Inc.
646 Rotonda Circle, Rotonda West, FL 33947

Deed Restrictions Committee

Meeting Minutes

November 17, 2021

Call to Order: The meeting was called to order November 17, 2021, at 9:00 AM

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

Absent: Harley Effertz

Staff: Holly Carr, Derrick Hedges

Guests: Randy Keller, Sam Besase, Maureen Laderer, Jerry Eldred

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

Old Business:

DRC/RMC Sub-committee

Sub-committee members, Loni Kiedrowski, Barry Kean and Les Goodman presented their findings of conflicts between the Deed Restrictions and RMC guidelines. Minor conflicts were found and recommended corrections will be compiled to be sent to the BOD for their review and approval. Due to John Myer recently resigning from the RMC, his assigned sections of the RMC guidelines will be reviewed by Loni Kiedrowski and Les Goodman and presented at the next DRC meeting.

Garbage and Recycling Containers

The committee and RWA staff discussed the conflicting language regarding location and site screening of these containers outside of trash collection days. Requirements from the Deed Restrictions sections 8,18 and the terms section along with section 8 of the RMC guidelines conflict with one another in addressing the visibility of these containers. Following the discussion, it was agreed by all that a solid fence, up to six feet in height, may be used to screen the containers.

Six Foot Solid Fence

During the last DRC meeting, Ms. Laderer requested the DRC to consider allowing six-foot solid fences, used as a privacy fence, along the side of a dwelling. Mr. Goodman advised Ms. Laderer to request this change to the RMC since the restriction of a six-foot solid fence only appears in the RMC guidelines and not in the Deed Restrictions.

New Business

Revise Sign Guidelines and Sign Approval Form

Mr. Goodman addressed the need to revise the RWA sign guidelines and approval form to be in line with the recent sign deed restriction recommendations. He outlined eleven items to include/update in the guidelines. Those items include:

- Security signs
- Garden flags
- Commemorative displays
- RWA election signs
- Permanent signs
- Garage door signs
- Preapproved signs
- Estate sale signs
- Display duration of temporary signs
- Holiday decorations exemption
- Signs on RWA property

Mr. Goodman will send a list of these items to the committee members for their recommendations on how to include them in the guidelines. The recommendations will be reviewed and discussed at the next meeting and when finalized, request a workshop with the BOD to discuss and answer any questions the directors may have.

Overnight Parking - Vehicles with More than Four Wheels

Mr. Goodman discussed the recent clarification of the Deed Restrictions regarding these types of vehicles parking in a driveway overnight. The clarification is vehicle with more than four wheels, containing any commercial advertising signage, is prohibited from parking in a driveway overnight. Any similar vehicle without advertising signage is allowed.

Member Input

Mr. Keller commented on fully enclosing trash containers using a four-foot fence with a gate to hide the containers from all sides. He also expressed his concern with the growing number of rentals in RW. A house on his street recently sold to an investment company based in Colorado to be used as a rental. The company has erected a sign in the front of the house advertising the rental. He is concerned that the home rental industry will continue to grow in RW due to the lack of rental restrictions.

Meeting adjourned at 9:47 AM

Next Meeting: December 22, 2021, at 9:00 AM.

Les Goodman
DRC Chair