

Rotonda West Association, Inc.
646 Rotonda Circle, Rotonda West, FL 33947
Dead Restrictions Committee
Meeting Minutes
October 27, 2021

Call to Order: The meeting was called to order August 27, 2021, at 9:00 AM

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

Absent: Harley Effertz

Staff: Holly Carr, Joe Harris

Guests: Randy Keller, Sam Besase, Maureen Laderer

Zoom guests: Bob Bonderson, Anthony DiMattia, Dennis & Cheryl Gwartney, Bryan Cordell, Nancy Ward Snyder.

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

Mr. Goodman kicked off the review of the committee's task of identifying inconsistencies between the deed restrictions and the RMC guidelines. He reported that there are several instances where there are no corresponding deed restrictions sections to specific guideline requirements.

Mr. Kean agreed that you don't always find a specific provision in the DR's reflected in the guidelines. He did not find any inconsistencies when reviewing RMC guideline sections 1-4.

Mr. Myer, reviewed sections 5-8 of the guidelines and pointed out many instances where there are no DR's corresponding to some RMC guidelines. He was reminded that there is no requirement to do so. Section 6 of the RMC guidelines differs from section 24 of the DR's regarding an expanded driveway exiting onto the street. This was the example that was originally used to create the sub-committee and needs to be corrected. There is an incorrect reference in section 7 of the guidelines to section 19 of

the DR's and needs to be corrected. Irrigation flotation devices needs to be updated in the guidelines as stated in the DR's.

Mr. Goodman's review of guidelines sections 9-13 identified the incorrect application of sheds and temporary storage units within the accessory structure section. While the two items are not allowed and need to be identified in the guidelines they should not be combined with accessory structures but with accessory buildings. He will discuss the origin of this guideline entry with long standing members of the RMC.

Ms. Kiedrowski wisely stated section 5(b)(i) of the DR's outlines the RMC's authority to enforce the guidelines. She recommends updating section 15 of the guidelines to describe antennas, reception and transmission devices the same as in DR section 13.

The subcommittee will finalize their recommendations and present them at the next DRC meeting. The recommendations will be focused only on direct inconsistencies between the guidelines and the DR's but not include any comments where the guidelines do not correspond to any deed restriction sections.

The committee members agreed to include revising the sign guidelines as new business for the next meeting.

Member Input

Mr. Keller question the inconsistent enforcement of section 18, garbage and recycling containers. The DR section states "... garbage and recycling containers shall be kept either inside the garage or within a fenced area". He gave examples of residences where the containers are readily visible and the DR is not enforced. Mr. Keller was told that this issue will be addressed by the DR administrator.

Ms. Laderer questioned why six-foot fences must have an open section at the top two feet. She said this requirement does not allow for privacy and proposed a change to a six-foot solid fence which will also provide a barrier from noisy neighbors. Ms. Laderer was told the DR committee will research the origins of the open space requirement to determine if further review is prudent.

Meeting adjourned at 9:47 AM

Next Meeting: November 17, 2021, at 9:00 AM.

Les Goodman
DRC Chair