

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

**Board of Directors Meeting**  
**THURSDAY, August 25, 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 Stem, J. Vance Absher, Lonie Kiedrowski, Jack Metz, Maureen McDowell, Donna Stogsdill, George Hutton, Dale Jensen, Karen Harvey, Bob Bondeson, and (via zoom) Jenny Bulle, Gwen Grace, Joe Amabile, Steve Superak, Albert Bussiere, Jack Horner, RoseAnne Woodliff, Karen Nichoals, Leo Van Orden, Nancy Ward-Snyder, Holly Carr, Betsy Cummings, Johna Donahue, Rick Beck, Nancy Schwechel, Michael Donahue, Mitchell Cope, Pat Luscombe, David Oliver, Joseph Territo, Sheryl Nowicki, Michael Gendelmen, Cheryl Lateer, Lynne Karasek, Leo Van Orden

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 Goodman moved the Board to approve the Meeting Minutes for the 11 August 2022 BOD Meeting. Motion 2<sup>nd</sup> by Director Eldred. Motion Approved with Director Besase abstaining.

**MEMBERS INPUT** (Agenda Items)

None.

**OFFICERS, EMPLOYEES & CONTRACTORS REPORT**

**President's Update:**

President Aho announced that there is no update from the Developer as they are on extended down time.

### **Vice-President's Report**

Vice-President Cowin noted one item for discussion and approval.

Vice-President Cowin made a Motion to nominate Director Andy Van Scyoc as 2<sup>nd</sup> VP of the RWA BOD to aid in a smoother transition if President Aho departs prior to the end of her term. Discussion was held. Motion Fails (6 – 1 with Director Cowin voting in the positive).

Vice-President Cowin withdrew her motion relating to the building of a shed in Broadmoor Park.

### **Treasurer's Report:** Director Besase

None.

### **Manager's Report:** Derrick Hedges, Manager

Manager Hedges provided a written report which is attached to these minutes.

Director Eldred asked Manager Hedges how many estoppels have been received so far for the month. Estoppels = 43 and Requests for Estoppels = 33.

### **Deed Restrictions Violations:** Holly Carr, Administrator

None.

## **COMMITTEE REPORTS**

### **Administration/Personnel** – President Aho (Chair)

None.

### **Budget & Finance Committee** – Tom D'Abrosca (Chair) - Absent

Mr. Jack Metz provided a written report which is attached to these minutes.

Discussion held regarding the request to hold a Budget & Finance workshop with the BOD. B&F/BOD Workshop will be held on September 22, 2022, from 10am – 12pm.

### **Buildings & Grounds** – Director Besase (Chair)

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

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

None.

### **Compliance** – Barb Peszko (Chair)

None.

### **Residential Modifications Committee** – Barb Peszko (Chair)

Director Goodman made an announcement that there will be a Workshop for the members of the association and will be held on September 21, 2022, at 7pm, snacks and beverages will be

available. This workshop is to provide an overview of the Deed Restrictions and the Residential Modification Guidelines and answer any questions that they may have.

**Election Committee** – RoseAnne Woodliff (Chair)

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

Ms. Woodliff listed the names of the 5 potential candidates that submitted their candidate information to the Election Committee: J. Vance Absher, Sam Besase, Jerry Eldred, Les Goodman, Jack Metz, and noted the following for each candidate:

J. Vance Absher passed the preliminary verification, and his candidacy can proceed to the next step. Discussion was held as to placement of pictures on the candidate information sheet. President Aho made Motion to approve J. Vance Absher and to place Mr. Absher on the Ballot. Director Van Scyoc 2<sup>nd</sup> the Motion. Motion Unanimously Approved.

Director Sam Besase's candidate packet was received electronically and was incomplete, therefore, his application is not valid. President Aho made a Motion that Director Sam Besase is not qualified to be on the ballot. Director Eldred 2<sup>nd</sup> the Motion. (Director Besase left the table during discussion). Motion Approved (6 – 0 with Director Besase abstaining).

Director Jerry Eldred passed the preliminary verification, and his candidacy can proceed to the next step. Director Van Scyoc made a Motion to approve Director Eldred and to place Director Eldred on the Ballot. Director Cowin 2<sup>nd</sup> the Motion. (Director Eldred left the table during discussion). Motion Approved (5 – 0 Director's Besase & Director Eldred abstaining).

Director Les Goodman passed the preliminary verification, and his candidacy can proceed to the next step. Director Van Scyoc made a Motion to approve Director Goodman and to place Director Goodman on the Ballot. Director Eldred 2<sup>nd</sup> the Motion. (Director Goodman left the table during discussion). Motion Approved (5 – 0 Director's Besase & Director Goodman abstaining).

Jack Metz passed the preliminary verification, and his candidacy can proceed to the next step. Director Van Scyoc made a Motion to approve Jack Metz and to place Jack Metz on the Ballot. Director Cowin 2<sup>nd</sup> the Motion. Motion Approved (6 – 0 with Director Besase abstaining).

- Director Cowin made a Motion to approve Candidates night to be moved from October 27, 2022, to October 19, 2022, at the request of the preliminary verified candidates. Director Van Scyoc 2<sup>nd</sup> the Motion. Motion Approved (6 – 1 with Director Besase abstaining).
- Motion made by President Aho to place a question on the ballot of the rollover of excess income, with the language that the Board recommends a vote in favor of the rollover. Director Van Scyoc 2<sup>nd</sup> the Motion. Motion Unanimously Approved.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS & COMMUNICATIONS** – President Aho

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

- Application #1 – Single Event – Wedding Reception to be held on Saturday, October 7, 2023, from 4:00pm – 11:00pm. Director Cowin made a Motion to approve the Wedding Reception to be held on Saturday, October 7, 2023, from 4:00pm – 11:00pm. Director Van Scyoc 2<sup>nd</sup> the Motion. Motion Passed (6 – 1 with Director Kelly voting in the negative).

President Aho opened discussion with Staff on Violations.

Director Cowin expressed her concerns on violations that are not in the system and get inherited by new owners when purchasing an existing home and questioned if there is a different way to get items noted into the system other than having them submit an RMA for work that was done by the previous owner. Manager Hedges noted that the number of items missed are extremely minute. Director Goodman commented that estoppel inspections are not always a 100% inspection as the Compliance officers are not allowed to enter a homeowner's property, however, if there is a Deed Restriction through a property transfer an RMA is not required by the new owner because it is a Deed Restriction and if not caught prior to the sale of the home those Deed Restrictions transfer from the seller to the new homeowner.

## **MEMBERS INPUT** (Non-Agenda Items)

Ms. Woodliff asked for clarification for sign guidelines for the election candidates as to whether their signs can be posted 45 or 60 prior to the election. President Aho stated that the Board will get back with the Election Committee on a definite time frame for posting of the election signs.

## **RESPONSE TO MEMBERS INPUT**

None

## **DIRECTOR INPUT**

President Aho opened discussion for Director Input.

President Aho commented on Manager Hedges statement of the hard work that was done during covid shutdown and how the staff took files that had not been filed appropriately as they should have been and organized them so they could be filed in a correct manner.

**ADJOURNMENT**

Meeting adjourned at 2:46PM

**Next Board Meeting:** 9 September 2022, 2PM

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