

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

Board of Directors Meeting
Tuesday, December 20, 2022 – 1:00 PM

MINUTES

PRESENT: Sam Besase, Patti Cowin, Les Goodman, David Kelly, Jack Metz, and Andy Van Scyoc (Chair)

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Holly Carr, Nancy Schwechel, Peggy Berry, Bob Berry, Debbie Carroll, Barb Peszko, John Peszko, Tim Houghton, Poilin Van Scyoc, Chuck McCarthy, Dale Jensen, Loni Kiedrowski and (via zoom) Cari Hale, Joe Amabile, Gwen Grace, Linda Miller, David Kelly, Johna Donahue, Cheryl Lateer, Karen Harvey, C.S. Smith, Hank Killion, Lillie Stefano, Bill Dornon, Christy Metz, Sheryl Nowicki, Ruth Ann Brown, Pat Luscombe

The Meeting was called to order by Vice-President Cowin at 1:00 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 10 November 2022 BOD Meeting & Special Re-Organization Meeting Minutes of 8 December 2022. Motion 2nd by Director Besase. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Ms. Linda Miller noted her concerns regarding the enforcement of waived deed restrictions due to hurricane Ian. Ms. Miller also noted her opinion regarding the election of the Board appointed director for the developer's seat.

Debra Carroll announced her interest in applying for the open director's seat and stated her background experience and understanding of what is expected of a director's position as a Board member. Ms. Carroll thanked the Board for their time and consideration for this position.

Chuck McCarthy addressed the Board with his interest in the open director's seat and thanked the Board for allowing him to speak. Mr. McCarthy presented his credentials and understanding of the value of a director's position and what he feels his experience can contribute to the continued success of the Board of Directors for our community.

Karen Harvey thanked the Board for allowing the candidates to speak on their own behalf. Ms. Harvey noted the start of her involvement in the Rotonda West Community and her accomplishments while being a part of many other committees for our community.

Tim Houghton addressed the Board and thanked them for inviting him to speak. Mr. Houghton stated the time he has lived in our community and noted his experience in strategic planning, running businesses globally as well as building advisory committees, and most recently working with Charlotte County regarding drainage issues in his area of the community.

President Van Scyoc noted that a decision on the director's position a little later in the agenda and thanked all the candidates for coming to the meeting to present themselves to the Board and urged all of the candidates whether they are selected or not to please consider joining one of our community's committees as almost all of our committees need personnel.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update:

President Van Scyoc stated that it has been a rocky road since September 28th, and we have not had a 7-member board since October 3rd and is looking forward to having a full board for 2023 as we face many issues to go along with the restoration of our community. President Van Scyoc noted that he has recently received word from the developer that they will be relinquishing all rights to the RWA. This will present major challenges for our association during this transition and updates will be presented as they become available.

Treasurer's Report: Director Besase
None.

Manager's Report: Derrick Hedges, Manager
Manager Hedges provided an update to the Board with projects that staff has been working on and will be sending out Manager's Report via constant contact shortly.

Deed Restrictions Violations: Holly Carr, Administrator
Ms. Holly Carr stated that the list presented to the board is at this time a watch list and if any directors have questions, please feel free to do so.

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)
None.

Budget & Finance Committee – Tom D'Abrosca (Chair)
None.

Buildings & Grounds – Director Besase (Chair)

Director Besase made a Motion to allow the RWA Manager to investigate the purchase of a new or used narrow-width scissor lift for general maintenance purposes and report his recommendation to the RWA BOD at the next meeting. President Van Scyoc 2nd the Motion. A discussion was held regarding the ongoing need and storage space. Motion Unanimously Approved.

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

None.

Compliance – Barb Peszko (Chair)

None.

Residential Modifications Committee – Barb Peszko (Chair)

Ms. Peszko provided a written report that was presented to the Board.

Deed Restrictions – Dale Jensen (Chair)

None.

Election Committee – RoseAnne Woodliff (Chair)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS –

President Van Scyoc opened a discussion on the 3 items of New Business.

- Discussion of waived enforcement due to hurricane Ian.
Director Goodman reread the motion that was made during the emergency meeting held on October 3rd due to the impact of hurricane Ian. Director Goodman stated that the motion that was passed was stated quite clearly, however, unfortunately, some members of our community have looked at this decision as a loophole and there are several items in the deed restrictions list presented by Ms. Carr that are not permitted. Director Goodman would like the original motion to be reworded from waived enforcement to relaxed enforcement.
Director Besase noted that people are taking a lot of liberties and people are taking advantage of the ruling that was made by the Board in October to help the community with the recovery from hurricane Ian.
Director Metz stated that he agreed with the motion that was passed on October 3rd and that those who seem to be taking advantage of the situation will be noted by the compliance officers and will be noted on the watch list and will be addressed when the waived enforcements are reinforced. Director Metz feels as though at this time we should follow the motion that was passed to waive enforcement and readdress and reassess the situation in April.

Director Kelly also agreed that no changes to the motion should be made at this time. A discussion was also noted to have a town hall meeting to be held for members to ask questions and get a better understanding of deed restrictions and waived enforcement vs. violations.

- Director Goodman opened the discussion with regards to adding an ad hoc committee for comprehensive review and revision of the governing documents as there are many redundancies with different wording and are difficult for members to comprehend and bring them up to date. However, after the announcement from the developer this review and revision would have to take place rather quickly to be approved by the developer before they relinquish their rights as once that has been done any changes will then only be able to be changed by a member vote and that vote will need to have a majority approval to be passed. Director Cowin made a Motion to proceed with establishing and ad hoc committee with a charter to follow. Director Metz 2nd the Motion. Motion Unanimously Approved.
- President Van Scyoc opened discussion on the selection of the 1-year New Director Appointment. A roll call vote was taken and Ms. Karen Harvey won the 1-year New Director with a 5 – 1 vote.

President Van Scyoc presented 2 applications for the use of common areas.

- Application #1 - Event – GFWC RWWC Trivia Fundraiser for Scholarships to be held on Thursday, February 16, 2023, from 6:00 – 8:00 PM. Director Cowin made a Motion to approve GFWC RWWC Trivia Fundraiser for Scholarships to be held on Thursday, February 16, 2023, from 6:00 – 8:00 PM. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Application #2 – Event – GFWC RWWC Rummage Sale Fundraiser to be held on Saturday, February 18, 2023, from 8:00 AM – 2:00 PM. Director Cowin made a Motion to approve the GFWC RWWC Rummage Sale Fundraiser to be held on Saturday, February 18, 2023, from 8:00 AM – 2:00 PM. Director Besase 2nd the Motion. Motion Unanimously Approved.

President Van Scyoc presented 1 application for Broadmoor Park Mowing.

- Director Cowin made a Motion to approve the Broadmoor Park Maintenance Agreement. Director Besase 2nd the Motion. Motion Unanimously Approved.

MEMBERS INPUT (Non-Agenda Items)

Ms. Peggy Berry addressed the board requesting help and assistance from the board regarding a neighbor running a business out of their home and collect junk and letting it pile up in their yard until they are ready to turn it in for scrap. Manager Hedges noted that this property owner has been notified and steps have been taken and are in motion to solve this issue.

A zoom member noted that they lost their pool cage during the hurricane. Do they need to complete and RMA for a new pool cage? Manager Hedges requested that members please

complete the RMA process so that the correct structure is being replaced. Director Besase also noted that homeowner's pools need to be correctly fenced off for safety purposes until new lanai cage structures are replaced.

Ms. Linda Miller asked the board to clarify the 1-year developer director position and how it would be filled in the future with the news that the developer has relinquished its rights to the RWA. Will this be a voted position the same as the other director positions? President Van Scyoc noted that now the developer has retained their option to appoint a director. If they exercise that right, it will remain an appointed position.

A zoom attendee asked if you need to complete an RMA for a front door screen. Manager Hedges urges members to call the office with these questions and they will be more than willing to help with any questions you may have.

RESPONSE TO MEMBERS INPUT

Responses noted under Member Input (non-agenda items) and Director Input.

DIRECTOR INPUT

President Van Scyoc opened the discussion for Director Input.

Director Cowin thanked all of the candidates that applied for the vacant appointee position and strongly encouraged them to get involved with some of our committees so that when we have our fall election voters will have knowledge of you and your accomplishments and you can be elected to these positions.

Director Besase agreed with Director Cowin and encourages those interested in a director position to take the first step in joining our committees.

Director Besase thanked Manager Hedges and his staff for being so quick to respond to the issue on Rotonda Plaza with lot clearing and contacting the county to issue a stop work notice. As well as called the sheriff to let them know that they needed to pay to have the debris removed themselves and not by F.E.M.A. or they would be fined.

Director Goodman noted that moving forward with the revamping of the deed restrictions is going to take some time and a lot of consideration and we all need to be mindful of that.

Director Kelly stated that he would like to meet all the candidates that applied for the vacant appointee position.

Director Metz reiterated his earlier comments about the deed restrictions and getting the information out to the community and feels the more that we communicate what is allowed and what it not and to please not rely on Facebook to get your questions answered. He thanked

Manager Hedges and his staff for the work that they have done over the past couple of months since the hurricane and keeping people accountable

Director Besase also wanted to add that the MSBU has some seats open on their board. The recent meeting that he attended they were told that it will be a 2-years before the bridge that is out at the south end of Rotonda and encourages people to attend the MSBU meetings and write the county commissioner to try and push for the repair of the bridge.

President Van Scyoc noted that the next scheduled meeting will be held on Thursday, January 5, 2023, at 6:00 PM.

ADJOURNMENT

Meeting adjourned at 2:13 PM

Next Board Meeting: 5 January 2023, 6:00 PM

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