

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

Board of Directors Meeting
Thursday, January 26, 2023 – 2:00 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Gwen Grace, Maureen McDowell, Tom D'Abrosca, Karen Hoover, Randy Keller, Lisa Henson, Loni Kiedrowski, RoseAnne Woodliff, Patrick Muldoon, Deb Orchard, and (via zoom) Holly Carr, Bob Bondeson, Jenny Bulle, Linda Zielke, Barbara Soldano, Mike & Karen Coffee, Judy Cottrell, Christyn Scott, Nancy Schwechel, Todd Shuey, Astrid DiMattia, Cheryl Lateer, Bill Dornon, Gail Weber, Sheryl Nowicki, James Hoffman, Al Engstrom, Jim & Sue Reske

The Meeting was called to order by President Van Scyoc 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 5 January 2023 BOD Meeting. Motion 2nd by Director Harvey. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

None.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update: Andy Van Scyoc

President Van Scyoc noted that he and Director Besase attended the Commissioner's meeting to be present and push for an expedited repair to the south bridge.

President Van Scyoc also commented on the blowup on FB and other social media regarding seasonal and short-term rentals. He noted that this topic has not been discussed on a committee level or a Board level and reminded everyone that a committee can make

suggestions to the Board, but the Board must pass a motion and then take the suggestion to the developer for final approval.

MEMBERS INPUT (Agenda Items)

None.

Treasurer's Report: Director Besase

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

Vice-President's Report: Les Goodman

Director Goodman updated the Board on the Ad Hoc Committee Charter that was sent out and with responses changes were made. Director Goodman made a Motion to accept the charter for the Ad Hoc Committee. Director Besase & Director Metz 2nd the Motion. Motion Unanimously Approved.

Director Goodman noted that the 2nd Ad Hoc meeting was held and reviewed the ResMod sections 1-5 and the Deed restrictions section 5. All comments have been noted and will be accumulated and final decisions of what will be presented to the Board won't take place until all the Ad Hoc meetings are complete. New sections were assigned for Deed restrictions 7 guidelines 6-12, the breakout groups to work on and report back to the committee at the next meeting. Weekly meetings will be held through March.

Director Goodman announced that the Townhall meeting was a success with over 79 attending members via zoom and in person. Many members had several questions, including requesting a hard copy of the suggested Deed Restriction changes that have already been presented to the Developer. These suggested changes have been added to the website, behind the firewall.

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 a Manager's Report via constant contact shortly.

Deed Restrictions Violations: Holly Carr, Administrator

None.

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

None.

Budget & Finance Committee – Tom D'Abrosca (Chair)

Mr. D'Abrosca provided a written report which is attached to these minutes.

Director Harvey asked if it is necessary to have a full CPA audit review every year as it is quite costly, or is it possible to have a financial review every year and then a full CPA audit every 3rd

year? Manager Hedges stated that per Florida 720 a full CPA audit is required annually based on our financial status.

- Director Goodman made a Motion to accept the changes to Chapters 4, 6, and 12 to the Policy Revisions. Director Besase 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve Tim Houghton to the Budget & Finance Committee. Director Goodman 2nd the Motion. Motion Unanimously Approved.

Mr. D'Abrosca stated that the March Budget & Finance meeting will be an evening meeting and will be held on March 13, 2023, at 6:30 pm.

Buildings & Grounds – Director Besase (Chair)

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

- Director Besase made a Motion to approve Dale Jensen to the RWA Buildings & Grounds committee to replace Frank Warren who has moved from the RWA Community. Director Harvey 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve several small asphalt paving areas in the total amount of approximately \$9320.00. Director Goodman & Director Cowin 2nd the Motion. Motion Unanimously Approved.

Community Outreach – Deb Orchard (Chair)

Ms. Orchard provided a written report that is attached to these minutes.

Director Harvey confirmed that the requested budget would be approximately \$11,000.00.

- Director Goodman made a Motion to approve “key holders” to reduce the cost of the Meet & Greet events. Director Besase 2nd the Motion. A discussion was held that an item has been brought to a Motion without being noted on the agenda and giving proper notice for discussion and vote. The motion was withdrawn to be discussed at a future meeting.
- Director Besase made a Motion to approve the full budgeted amount for the Volunteer Banquet of \$5000.00. Director Cowin 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve the Gazebo Lighting/Boat Parade Event and budget of \$2000.00 for Sunday, November 25, 2023, at the Rotonda West Marina. Director Goodman & Director Cowin 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve the purchase of Holiday Decorations. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve \$5000.00 for the Holiday Decorations Budget. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Director Besase made a Motion to approve a monthly Meet & Greet budget of \$3000.00. Director Goodman & Director Cowin 2nd the Motion. Motion Unanimously Approved.
- Director Cowin made a Motion to approve the Celebrate the Circle for Saturday, April 1, 2023, with a time to be determined. Director Besase 2nd the Motion. Motion Unanimously Approved.

Compliance – Barb Peszko (Chair)

None.

Residential Modifications Committee – Barb Peszko (Chair)

None.

Deed Restrictions – Dale Jensen (Chair)

Mr. Jensen provided a written report that is attached to these minutes.

Election Committee – RoseAnne Woodliff (Chair)

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

- Director Cowin made a Motion to approve October 19, 2023, for Candidates Night. Director Harvey 2nd the Motion. Motion Unanimously Approved.
- Director Cowin made a Motion to approve July 14, 2023, for the Election Committee Workshop for Candidate Orientation in person & recorded for reference. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Director Cowin made a Motion to approve Tom D'Abrosca to the Election Committee. Director Metz & Director Besase 2nd the Motion. Motion Unanimously Approved.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS –

President Van Scyoc opened discussion for the RMA denial – 34 Bunker Place.

Mr. & Mrs. Dalton presented to the Board pictures and reasoning for their appeal of the RMA denial they received. Director Metz made a Motion to approve the RMA for 34 Bunker Place for a trellis. Director Cowin & Goodman 2nd the Motion. Motion Unanimously Approved.

President Van Scyoc presented 7 applications for the use of common areas.

- Application #1 – Single Event – Memorial for Don Mahon for Mr. Don Mahon on Saturday, February 4, 2023, from 10:00 am – 2:00 pm (Rotonda Room). Director Cowin made a Motion to approve the memorial for Mr. Don Mahon on Saturday, February 4, 2023, from 10:00 am – 2:00 pm. Director Besase 2nd the Motion. Motion Unanimously Approved.
- Director Cowin made a Motion to waive the fees for the Memorial as Mr. Mahon was a long-time respected volunteer of our RWA Community. Director Goodman 2nd the Motion. Discussion was held regarding waiving the fees for the memorial as well as a request to send out the Memorial information via Constant Contact for the Community. Director Cowin amended the Motion to include a Constant Contact mailing. Motion Unanimously Approved.
- Application #2 – Single Event – Boulevard West Condo Association of Rotonda Annual HOA meeting to be held on Saturday, 4, 2023, from 12:00 pm – 3:00 pm (West Room). Director Cowing made a Motion to approve the Boulevard West Condo Association of

Rotonda Annual HOA meeting to be held on Saturday, 4, 2023, from 12:00 pm – 3:00 pm. Director Goodman 2nd the Motion. Motion Unanimously Approved.

- Application #3 – Private Function – 60th Birthday Party to be held on Saturday, March 4, 2023, from 6:00 pm to 10:00 pm. Director Cowin made a Motion to approve the 60th Birthday Party on Saturday, March 4, 2023, from 6:00 pm to 10:00 pm. Director Metz 2nd the Motion. Motion Unanimously Approved.
- Application #4 – Single Event – GFWC RWWC Fashion Show Fundraiser to be held on Saturday, April 8, 2023, from 8:00 am – 3:00 pm, with set-up on Saturday, April 7, 2023. Director Cowin made a Motion to approve the GFWC RWWC Fashion Show Fundraiser to be held on Saturday, April 8, 2023, from 8:00 am – 3:00 pm, with set-up on Saturday, April 7, 2023. Director Goodman 2nd the Motion. Motion Unanimously Approved.
- Application #5 – Single Event – Vineland Elementary School Staff Holiday Celebration to be held on November 18, 2023, from 2:00 pm – 7:00 pm. Director Cowin made a Motion to approve the Vineland Elementary School Staff Holiday Celebration to be held on November 18, 2023, from 2:00 pm – 7:00 pm. Director Besase & Goodman 2nd the Motion. Motion Unanimously Approved.
- Application #6 – Single Event – GFWC RWWC Holiday Tea Fundraiser to be held on Saturday, December 9, 2023, from 8:00 am – 3:00 pm with set-up on Friday, December 8, 2023, from 1:00 pm – 4:00 pm. Director Cowing made a Motion to approve the GFWC RWWC Holiday Tea Fundraiser to be held on Saturday, December 9, 2023, from 8:00 am – 3:00 pm with set-up on Friday, December 8, 2023, from 1:00 pm – 4:00 pm. Director Besase 2nd the Motion. Motion Unanimously Approved.
- Application #7 – Private Function - 60th Birthday Party to be held on Saturday, January 13, 2024, from 5:30 pm to 9:30 pm. Director Cowin made a Motion to approve the 60th Birthday Party on Saturday, January 13, 2024, from 5:30 pm to 9:30 pm. Director Goodman & Director Besase 2nd the Motion. Motion Unanimously Approved.

MEMBERS INPUT (Non-Agenda Items)

Ms. McDowell thanked the Board for approving the lighted holiday decorations for the lamp posts and stated that with this approval all the lamp posts throughout the community will be decorated.

Ms. McDowell also stated her concerns as an RWA resident that a non-resident has been allowed to sit through a private association board meeting to hear privileged information and the business of RWA. Is this something that will be allowed going forward? Director Besase stated that this guest should not be allowed to attend RWA Board meetings. Director Goodman stated that our Governing Documents section 12 states members may not designate persons through power of attorney or otherwise to attend meetings unless agreed to otherwise by the Board. Director Metz asked the non-member to identify themselves and then was instructed to leave the meeting.

Ms. Henson thanked the Board for listening to an emergency request to the Board for a proposal to the Developer to allow property managers to be allowed to speak on the behalf of all the homeowners they may represent. Ms. Henson made a request to ask the Developer to kindly amend this by-law or remove it so that all property owners' voices may be heard, and if this

change cannot be made by the next Ad Hoc meeting that this specific meeting is canceled until it has been changed so that all members voices can be heard as this meeting will be invoking article 2 section 12 of the by-laws.

Ms. Henson stated that none of the rental property homeowners were aware of these meetings and if there was some kind of notification announcing these meetings. President Van Scyoc asked them to apply for Constant Contact to receive announcements and updates what the happenings in the community. Director Besase asked the members please use the tools that are available to them for informational purposes. Director Goodman stated that the Ad Hoc meeting was treated no differently than any other committee meeting as it is posted and sent out on Constant Contact and that any changes that may be needed to the by-laws do not need to be approved by the Developer.

RESPONSE TO MEMBERS INPUT

Responses noted under Member's Input.

DIRECTOR INPUT

President Van Scyoc opened the discussion for Director Input.

Director Besase stated that at the request of President Van Scyoc's request to speak with the county regarding the repairs to the south bridge and presented a letter of what he spoke of at the county meeting. Director Besase encourages everyone to write or email the County so as the repairs to the south bridge do not get pushed to the back burner and take longer than projected for repairs needed. This includes the cleaning of the Rotonda canal system.

Director Goodman reiterated that the task that the Ad Hoc Committee is working on this is a once-in-a-lifetime event for the HOA, it is only once that the developer relinquishes their authority, so we must do this right. We have the opportunity to make some corrections to deed restrictions and to guidelines and request input from all members. Please note that the committee can vote to recommend changes to the Board, however, any changes that will be presented to the Developer must be approved by the Board before they can be presented to the Developer.

Director Metz noted a few motions that came up that were not noted on the agenda and asked if certain items not listed on the agenda be discussed later in the meeting. Director Goodman stated that the proposal to require 48-hour notice for new motions was made so that the members of the community had adequate time to attend meetings and the opportunity to address the Board with concerns as well as Board members having adequate time to review each proposed new motion.

Director Harvey requested updates from the MSBU regarding the road repaving and bridge repaving as homeowners' taxes have increased and feel that there should be more frequent updates from the MSBU.

President Van Scyoc congratulated David Kelly on the re-opening of the Hills on February 1, 2023.

Director Besase noted a request to produce a list of all the email addresses for the County Commissioners for people wishing to send emails requesting updates to the repairs needed to our community for the south bridge as well as cleaning of the canals.

ADJOURNMENT

Meeting adjourned at 3:31 PM

Next Board Meeting: 9 February 2023, 2:00PM

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