

Rotonda West Association, Inc.
646 Rotonda Circle, Rotonda West, FL 33947
Ad Hoc Committee
Deed Restrictions and ResMod Guidelines Review
Meeting Minutes
March 29, 2023

Call to Order: The March 29, Ad Hoc meeting was called to order at 1:00 pm

Present: Les Goodman, Eugene Lerner, Tina Kissane, Maureen McDowell, George Hutton, Karen Hoover, Loni Kiedrowski, Christy Metz, Hank Killion, John Peszko, John House

Staff: Derrick Hedges, Holly Carr, Nancy Schwechel, Jay Dernier

Members present: Randy Keller, Wendy Benson, Leo Van Orden, Don & Denise Jeanson

Members present via Zoom: Andy Leonard, Bob Bonderson, Linda Zielke, Rita Woods, Sheryl Nowicki, Kent & Bonnie Anseiment, Enzo Torrone, Bonnie Preston

Member Input on Agenda Items

Members spoke to sheds both in favor and opposed, canal maintenance and what should be allowable in the footprint of a damaged pool cage which has not been replaced.

Old Business

The committee held a lengthy discussion on sheds and storage units. The discussion included shed material, size, placement and maintenance. Following the discussion, the committee decided to pursue the concept of allowing a fully enclosed site screen with a recessed roof or top in place of sheds and storage units. A committee workgroup will meet to further investigate this concept and report back to the full committee.

The committee also discussed the definition of the word visible found in several sections of the deed restrictions. The committee agreed to consider changing the definition of visible, in the terms section of the deed restrictions, to *an object is visible from any vantage point*.

Another discussion was held regarding what has been allowable inside a pool cage. Currently some members are opting not to replace their damaged cage and install a 4' fence instead. Charlotte County defines the lanai and pool cage as not part of the living space of a house. The committee members will discuss this issue further at the next meeting following an effort to get input from other RWA members.

New Business

The committee will discuss the need for mandatory repair and or replace language in the deed restrictions at the next meeting. Also, to be discussed is a definition of maintenance to the exterior of a house which does not require Res Mod approval.

Committee Input

Eugene Lerner requested agenda items for the next meeting. The items include a repair or replace requirement for damages to the outside of a house and a definition of exterior maintenance not requiring ResMod approval.

Maureen Mc Dowell said she is in favor of returning to normal operations regarding the enforcement of the deed restrictions and ResMod guidelines.

Next Meeting: April 12, 2023, at 1:00 pm

Meeting adjourned at 2:52 pm

Les Goodman & Loni Kiedrowski
Ad Hoc Chairs