# ROTONDA WEST ASSOCIATION, INC.

**646 Rotonda Circle, Rotonda West, FL 33947**

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

## MINUTES

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

**ABSENT:**

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Karen Hoover, RoseAnne Woodliff, Dale Jensen, Nancy Ward-Snyder, Tom D'Abrosca, AnneMarie D'Abrosca, Jerry Eldred, John Fortini, Tim Talcott, Lynn Shewmaker, George Hutton, Loni Kiedrowski, Gwen Grace (via Zoom) Jenny Bulle, Kenneth Andresen, Sheryl Nowicki, Eugene Lerner, Cheryl Lateer, Christyn Scott, Linda Zielke, Maureen McDowell, Nancy Schwechel, Tyler Fino, Joan Smith, Joseph Territo, Pablo Guardiola

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 Harvey moved the Board to approve the Meeting Minutes for the 12 October 2023 BOD/ B&F Workshop Meeting, 12 October 2023 BOD Meeting & 19 October 2023 BOD/Resmod & Deed Restrictions Workshop Meeting. Motion 2nd by Director Metz. Motion Unanimously Approved.

**MEMBERS INPUT** (Agenda Items)
Jerry Eldred commented on several different changes that were noted on the Resmod & Deed Restriction changes that were presented by the Ad Hoc Committee.

Christyn Scott questioned the red lines that were presented to the Board. Who was responsible for writing the redlines that were presented to the Board? Were all the recommendations of the Ad Hoc Committee included in the redlines and if not why? And who decided not to include all the redlines from the Ad Hoc Committee?
Director Goodman commented that all the recommendations of the Ad Hoc Committee that were voted on and approved by the Ad Hoc Committee were included in the redlines that were presented.

**OFFICERS, EMPLOYEES & CONTRACTORS REPORT**

**President's Update:** Andy Van Scyoc
President Van Scyoc stated that the Board has had a lot of meetings and committee workshops over the past several weeks and is pleased to announce that there will not be any increase in the RWA Annual Assessments.

**Vice-President's Update:** Patti Cowin
None.

**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 send out a Manager's Report via constant contact shortly.

**Deed Restrictions Violations:** Nancy Schwechel, 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 that is attached to these minutes.

- Director Metz noted that a copy of the updated 2024 Draft Budget was missing from the BOD packet. 2024 Draft Budget was provided. Director Harvey made a Motion to approve the RWA Budget 2024 as of Oct. 11, 2023, as presented to the Board by the Budget & Finance Committee. Director Cowin 2nd the Motion. Director Besase noted that a Motion was made that was not stated on the agenda. Director Cowin made a Motion to accept the Motion to approve the 2024 Budget. Director Metz 2nd the Motion. Motion Failed (6-1 with Director Besase voting in the negative as all Directors must vote unanimously for the Motion to pass).

**Buildings & Grounds** – Director Besase (Chair)
Director Besase provided a written report that is attached to these minutes.

**Community Outreach** – Deb Orchard (Chair)
None.

**Compliance** – Barb Peszko (Chair)
None.

**Residential Modifications Committee** – Barb Peszko (Chair)
None.

**Deed Restrictions** – Dale Jensen (Chair)
None.

**Election Committee** – RoseAnne Woodliff (Chair)
RoseAnne Woodliff provided a written report that is attached to these minutes.

**UNFINISHED BUSINESS**
None.

**NEW BUSINESS & COMMUNICATIONS** –
President Van Scyoc opened discussion regarding sending out an agenda to create Rules & Regulations within the Deed Restrictions regarding Section 16. Manager Hedges stated that he feels that an agenda should be sent out to notify the members regarding a meeting to discuss making changes to the Rules & Regulations within the Deed Restrictions Section 16. This agenda would be sent out with the members' assessments.

President Van Scyoc opened discussion regarding the recommended changes to the Deed Restrictions and ResMod Guidelines from the recent workshop. President Van Scyoc stated that he was pleased with the recent workshop, however, he believes that there are remaining items outside of the redlined items that need to be reviewed and discussed. Discussion was held regarding reasons to revisit other items that have not been addressed. It was noted that there will be a Board meeting to review and revisit additional items for possible changes November 2, 2023, at 10:00 AM.

Manager Hedges presented an example of the 2024 Assessment Mailing Packets that will be mailed out to the members in their assessment packets. Discussion to include a possible future agenda regarding Section 16 was held and explained that it would be an added way to inform the members of possible changes to the Deed Restrictions.

**MEMBERS INPUT** (Non-Agenda Items)
Tom D'Abrosca addressed the Board with his traffic and safety concerns regarding the upcoming community-wide garage sale.

Joan Smith directed her concerns to Director Kelly regarding the downed trees that remain fallen from Hurricane Ian behind her home that are property of the golf course.

Lynn Shewmaker addressed the Board with questions regarding the Developer turnover. President Van Scyoc & Manager Hedges gave updates and status of the proposed turnover.

**RESPONSE TO MEMBER'S INPUT**
Please see responses under Members Input.

**DIRECTOR INPUT**
President Van Scyoc opened the discussion for Director Input.

Director Kelly updated Director Harvey regarding her concerns of golf cart crossing safety at a particular intersection of Rotonda streets and the golf cart paths where there are no stop signs. Director Kelly stated that he has called the Public Works Department and is waiting to hear back from them.

Director Kelly addressed Ms. Smith's concerns regarding a downed tree from Hurricane Ian. Director Kelly again asked residents for patience with the clean up as it remains to be an ongoing process.

Director Besase noted the proposed turnover that continues to loom over our heads without a definite date with which it will happen. Director Besase stated that he feels that Manager Hedges is working to stay ahead of the game to prepare for when the proposed turnover does happen.

Director Harvey asked Manager Hedges about the debris pile that is growing again in Broadmoor Park. Manager Hedges stated that we will always have a debris pile there, however, we recently had some contractors come in and do some clearing again through Broadmoor Park, and we will have some of David's crew that does the grinding will then come in and grind the debris into mulch and we will use the mulch as fill in some areas around the park.

Director Harvey also addressed Mr. D'Abrosca's concerns regarding the community garage sale and explained the concept behind the decision of the Community Outreach Committee with not holding the event at Broadmoor Park.

**ADJOURNMENT**
Meeting adjourned at 3:43 PM

**Next Board Meeting:** 2 November 2023, 10:00 AM

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