

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

Board of Directors Meeting
Thursday, January 11, 2024 – 1:30 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Deb Orchard, Eugene Lerner, Barry & Mary Patterson, Bunky & Maureen McDowell, Paul Zlovinski, Karen Hoover, Jerry Eldred, Randy Keller, Linda Zielke, John & Barbara Peszko, RoseAnne Woodliff, Dale Jensen, Loni Kiedrowski, Gwen Grace (via Zoom) Tom D'Abrosca, Dan Monica, Pablo Guardiola, Cheryl Lateer, Jenny Bulle, Nadine Clough, Sheryl Nowicki, Tony LoFrese, Barbara Mulhollem

The Meeting was called to order by President Van Scyoc at 1:30 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 Special Re-Organization Meeting Minutes for the 14 December 2023 BOD Meeting. Motion 2nd by Director Besase. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Ms. Zielke addressed the Board showing her support for the election of Jerry Eldred to the open Developers Seat on the Board of Directors.

Ms. Woodliff stated that it would be nice to see another woman be added to the Board of Directors.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update: Andy Van Scyoc

President Van Scyoc welcomed everyone 2024 and he is looking forward to a better year.

Vice-President's Update: David Kelly
None.

Treasurer's Report: Director Besase
Director Besase provided a written report that is attached to these minutes.

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
President Van Scyoc stated that there are 131 violations listed in the Board packet for approval.

- Director Goodman made a Motion to levy fines on members for violations listed numbers 1 through 131. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Metz 2nd the Motion. Motion Unanimously Approved

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 approve to move forward with the Administration Building addition. Director Harvey 2nd the Motion. Lengthy discussion was held regarding design, bids and that the proposed size of the addition would be adequate. It was decided to table this Motion and to continue to take bids until February 1, 2024, and revisit this request after a workshop with B&G and B&F Committees to be held on February 8, 2024.

Community Outreach – Deb Orchard (Chair)
Ms. Orchard provided a written report that is attached to these minutes.

Compliance – Barb Peszko (Chair)
Ms. Peszko provided a written report that is attached to these minutes.

Residential Modifications Committee – Barb Peszko (Chair)
Ms. Peszko provided a written report that is attached to these minutes.

Deed Restrictions – Dale Jensen (Chair)
None.

Election Committee – RoseAnne Woodliff (Chair)

Ms. Woodliff provided a revised copy of the Election Committee Rules, Procedures and Political Campaign Guidelines that had previously been reviewed in a workshop with the Board of Directors prior to this meeting.

- Director Goodman made a Motion to approve the amended documents to the Election Committee Rules, Procedures and Political Campaign Guidelines as discussed in the workshop prior to this Board Meeting. Director Harvey 2nd the Motion. Motion Unanimously Approved.

UNFINISHED BUSINESS

President Van Scyoc opened a discussion of unfinished business items.

Discussion of Sign Guidelines was held during the review of the Sign Guidelines. A request was made by Director Kelly to table this discussion at this time. Item will be revisited after the developer approves the deed restriction changes, which include extensive changes to section 22 that addresses signs.

Discussion of changes to the Rules & Regulations of the treatment of invasive plants and dead trees on unimproved lots/tracts was held.

- Director Goodman made a Motion to approve the changes to the rules & regulation of the Governing Documents of the treatment of invasive plants, and dead trees on unimproved lots/tracts. Director Harvey 2nd the Motion. Discussion was held. Motion was Unanimously Approved.

NEW BUSINESS & COMMUNICATIONS –

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

- Application #1 – Single Event – AED/CPR/Stop the Bleed Event to be held on Wednesday, March 27, 2024, from 6:00 pm – 8:30 pm. Director Harvey made a Motion to approve the AED/CPR/Stop the Bleed Event. Director Kelly 2nd the Motion. Motion Unanimously Approved.
- Application #2 – Single Event – Blvd. West Condo Association of Rotonda Annual Meeting, to be held on Saturday, February 10, 2024, from 12:00 pm – 1:30 pm. Director Harvey made a Motion to approve the Blvd. West Condo Association of Rotonda Annual Meeting. Director Kelly 2nd the Motion. Motion Unanimously Approved.

President Van Scyoc noted the applicants that were present to be considered for the open developer's seat, Jerry Eldred and Maureen McDowell, and invited them up to the podium to address the Board on their interest in the open position.

Nominations were made for each candidate with a tie vote. An additional vote was called, and a tie vote remained. (Director's Besase, Kelly & President Van Scyoc voting for Jerry Eldred and Director's Goodman, Harvey and Metz voting for Maureen McDowell). There will be no appointment to the developer's seat at this time.

President Van Scyoc noted the agenda item for a Town Hall BOD meeting and turned the discussion over to Director Besase as it was his request. Discussion was held and it was decided not to hold a Town Hall BOD meeting at this time.

MEMBERS INPUT (Non-Agenda Items)

None.

RESPONSE TO MEMBER'S INPUT

Please see responses under Members Input.

DIRECTOR INPUT

President Van Scyoc opened the discussion for Director Input.

Director Harvey thanked Manager Hedges for his continued hard work in getting the debris pile cleaned up and maintained.

Director Harvey also informed the Board, and the Community that former Board Member Diane Shaw just recently lost her husband. Director Harvey added that if anyone would like details/arrangements to please email her.

Director Kelly wanted to apologize for sounding a bit gruff at times during discussion that at times seems to talk in circles and just wants to see the Board move forward.

ADJOURNMENT

Meeting adjourned at 2:55 PM

Next Board Meeting: 25 January 2024, 2:00 PM

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