

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

Board of Directors Meeting
Thursday, March 28, 2024 – 2:00 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Karen Hoover, Paul Slovinski, Dale Jensen, Wade Casteel, Deb Orchard, Maureen McDowell, Mary & Barry Patterson, Randy Keller, Paul Trick and (via Zoom) Dan Monica, Linda Zielke, John Stem, Gwen Grace, Nancy Schwechel, Sheryl Nowicki, Michael & Barbara Cassady

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 Besase moved the Board to approve the BOD Meeting Minutes for the 14 March 2024 BOD Meeting. Motion 2nd by Director Harvey. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Mr. Jensen expressed his opposition to placing porta-potties around Broadmoor Park.

Ms. Orchard stated that she favors the convenience of porta-potties around Broadmoor Park.

Ms. Orchard also addressed the Board regarding the Volunteer Appreciation Banquet. While she appreciates that the Board would like to weigh in on this event, she stated that she is disappointed from the standpoint of the Committee, as this was an event that the Committee has always planned. Now, the Board feels they must dictate what the Committee needs to do and who they must invite.

Ms. Orchard stated that a stand-alone restroom for Broadmoor Park would also be a great option for members and contractors working around the park. The last item Ms. Orchard commented on was the idea of turning the Fred Warner room into office space, and she does not feel that this would be a good idea as it is often used for meetings by several different committees and groups.

Ms. McDowell commented on the porta-potty idea as to the aesthetics and the maintenance of them as well.

Ms. McDowell expressed her disappointment that several items on the agenda have not been brought up at the committee level. If the Board votes on such items, why have a committee?

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update: Andy Van Scyoc

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)

None.

Buildings & Grounds – Director Besase (Chair)

- Director Besase made a Motion to approve the Manager to seek contractors to construct a concrete ramp to the Rotonda River at the Pine Valley Memorial Park for normal weekly canal maintenance access. Director Traverso 2nd the Motion. Discussion was held regarding the need for this ramp, concerns with neighboring properties, and possible parking issues. Director Kelly stated that he was not aware of this specific project. President Van Scyoc stated this is on the B&G Committee's 3-year project plan. The motion was Withdrawn, and Manager Hedges was asked to present this project's design, materials, and costs at the next BOD meeting.
- Director Besase made a Motion to approve constructing an entrance & message sign at 646 Rotonda Circle. Director Harvey 2nd the Motion. Discussion was held regarding county ordinance and permitting, how the property is zoned, and if anyone has asked the neighboring members their opinions of having this type of sign at the entrance of Broadmoor Park. Director Metz requested to see the quotes and designs received for the project before voting to move forward. Motion Failed (3 – 4 with Directors Goodman, Metz, Traverso & President Van Scyoc voting in the negative)

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 – (Chair)

None.

UNFINISHED BUSINESS

President Van Scyoc opened a discussion of unfinished business regarding the RWA Volunteer Appreciation Banquet.

Discussions were held, and it was decided to leave the decision of how the Volunteer meals and their spouse's meals are paid for at the Committee level. The Committee can then advise the Board on its decision.

NEW BUSINESS & COMMUNICATIONS –

President Van Scyoc presented 3 applications for the use of common areas.

- **Application #1** – Single Event – Cheer Banquet for High School Program to be held on Sunday, April 14, 2024, from 2:00 – 4:00 pm. Director Harvey made a Motion to approve the Cheer Banquet for High School Program to be held on Sunday, April 14, 2024, from 2:00 – 4:00 pm. Director Besase 2nd the Motion. Motion Passed (4-2-1, with Director Traverso and President Van Scyoc voting in the Negative and Director Kelly abstaining).
- **Application #2** – Single Event – Baby Shower to be held on Sunday, June 23, 2024, from 1:00 – 5:00 pm. Director Harvey made a Motion to approve the Baby Shower to be held on Sunday, June 23, 2024, from 1:00 – 5:00 pm. Director Besase 2nd the Motion. Motion Passed (4-2-1, with Director Traverso and President Van Scyoc voting in the Negative and Director Kelly abstaining).
- **Application #3** – Single Event – Wedding Reception to be held on October 12, 2024, from 1:00 – 5:00 pm. Director Harvey made a Motion to approve the Wedding Reception on Saturday, October 12, 2024, from 1:00 – 5:00 pm. Director Besase 2nd the Motion. Motion Passed (4-2-1, with Director Traverso and President Van Scyoc voting in the Negative and Director Kelly abstaining).

All the above events were discussed to determine whether they go against the Warranty Deed written at the property's inception. It was decided that a closed-door meeting to discuss the Warranty Deed in a closed-door meeting with RWA attorneys present.

President Van Scyoc noted the next (6) items of New Business and turned the discussion over to the Directors to present their items.

- Director Harvey made a Motion to approve the office staff's processing of routine Community Center Events without bringing them to the Board for approval. Director Harvey withdrew the motion based on the previous discussion of a closed-door meeting to discuss the Warranty Deed with RWA attorneys.
- Director Besase made a Motion for a separate exterior outside bathroom at the South/Southeast corner of the RWA Community Center (separate building – not part of any RWA office expansion. President Van Scyoc questioned if this motion was brought through the B&G Committee. Director Besase stated that this was not brought through the B&G Committee and tabled his Motion.
- Director Besase made a Motion to place 4 porta-potties strategically around Broadmoor Park (N-E-W-S) that would serve as portable bathrooms. President Van Scyoc questioned if this motion was brought through the B&G Committee. Director Besase stated that this was not brought through the B&G Committee and tabled his Motion.
- Director Besase made a Motion to lease an 8x60-foot temporary office trailer for 3 to 4 RWA personnel. President Van Scyoc questioned whether this motion was brought through the B&G Committee. Director Besase stated that it was not brought through the B&G Committee and tabled his Motion.
- Director Besase made a Motion to convert the Fred Warner room into office space for 3 to 4 RWA personnel. President Van Scyoc questioned if this motion was brought through the B&G Committee. Director Besase stated that this was not brought through the B&G Committee and tabled his Motion.
- Director Besase made a Motion to explore the option of working from home for 3 – 8 RWA employees, thus saving on new building construction costs. President Van Scyoc stated that this does not require a motion; it would be at the Manager's discretion. Director Besase tabled his Motion.

MEMBERS INPUT (Non-Agenda Items)

Ms. Orchard addressed the Board regarding a closed Facebook page for weekly postings of "What's Happening in Rotonda." This would be the RWA Official Events Page. It would serve as a bulletin board for the flyers of upcoming events.

Ms. McDowell stated she has some issues with comments made at the recent "Town Hall" meeting. If any director holds a "Town Hall" meeting, that director should only tell facts and not offer their personal opinions, especially in the future with elections coming up in the fall. The most recent topic was short-term rentals and sun sails.

Ms. McDowell also thanked President Van Scyoc for turning down the earlier motions that had not gone through the B&G before bringing them to the Board for approval.

Mr. Trick asked that the Board review the Rules regarding unkept homes in Rotonda and what can be done to set standards for homeowners.

President Van Scyoc stated that the mentioned houses are being tended to, standards are in place, and some of these homes are being fined according to the processes. Please report a specific house of concern to the office to ensure it is on the “watch list.”

RESPONSE TO MEMBER’S INPUT

Please see responses under Members Input.

DIRECTOR INPUT

President Van Scyoc opened the discussion for Director Input.

Director Traverso addressed Mr. Trick’s concerns and stated the policies as written in Section 16 of the Deed Restrictions. He also noted that he would like to see work done on the policies and procedures or rules and regulations allowed by the Board, which can be updated soon.

Director Harvey noted that during the ad hoc meetings, she addressed the committee about including a duty of care in the Deed Restrictions update. However, the ad hoc committee did not approve the addition and would still like to see a duty of care statement addressed and perhaps added to the policy and procedures updates.

Director Harvey also questioned Director Metz on his motion brought up at the last board meeting regarding a posting that went out on constant contact with RWA CERT for a golf tournament fundraiser. The actual event was listed for Homeless Veterans and not for CERT. Director Metz stated that CERT is sponsoring the golf tournament fundraiser. Director Harvey stated that this is an event unrelated to RWA, such as RWA Neighborhood Watch and the Fiesta Club, Englewood Fishing Club, and policies and procedures need to be updated regarding postings sent out on Constant Contact.

Director Harvey noted the mention of FAQs at the last BOD meeting and would like the Directors to start getting their FAQs together so that we can move forward and get them out to the membership.

Director Harvey said she recently sent an email to FDOT regarding the lack of streetlights on 776, the high volume of traffic, and multiple accidents. The response was that it might be another year before the streetlights will be repaired/replaced. Director Traverso added that he read an article that the target date is December 2025, and it was good to make the connection and make your voice known.

Director Besase addressed Mr. Trick and advised that we have a nuisance clause that allows us to send violations to homes in disrepair.

Director Besase commented that it is the RW CERT Team and not RWA specific. Also, the donations for this event will be divided between the Homeless Veterans and the RW CERT program.

Regarding the FAQs that Director Harvey mentioned, Director Besase stated that a Pros/Cons list should accompany them.

Director Besase recently attended the Metropolitan Planning meeting and noted that Sarasota County lights have all been repaired/replaced. Charlotte County could probably contract Sarasota County to repair our lights.

Director Kelly noted that he favors the office expansion and the outdoor restrooms. He wants them to go through the proper channels and be voted on by the residents. Regarding Constant Contact, we should be able to post anything there if we use common sense.

Director Metz commented on the building expansion and stated that, based on the last BOD meeting and email conversations, everyone seemed to agree to create a workshop to develop the FAQs.

Director Metz also commented on watering restrictions and thought an announcement could be sent out on Constant Contact reminding residents of the Charlotte County watering schedule to clear up some confusion for our members.

Director Goodman noted the approved motion to move forward with the building expansion as it has been designed and mentioned a workshop with the 2 project bidders to tie in with the FAQs to present to the membership with the election ballot.

President Van Scyoc stated that he would work on scheduling a legal meeting regarding the Warranty Deed and a workshop meeting to move forward with the FAQs for the building expansion.

ADJOURNMENT

Meeting adjourned at 3:20 PM

Next Board Meeting: 11 April 2024, 2:00 PM

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