ROTONDA WEST ASSOCIATION, INC.

646 Rotonda Circle, Rotonda West, FL 33947

Rotonda West Association
Annual Meeting Minutes
Thursday, December 5, 2024 – 6:00 PM

MINUTES

PRESENT: Sam Besase, Karen Harvey, David Kelly, Deb Orchard, Peter Traverso, Jerry Eldred, and Andy Van Scyoc (Chair)

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Karen Harvey, David Pulaski, Barb Peszko, Marc Arnold, Chantal Arnold, Dale Jensen, Tom D'Abrosca, Annemarie D'Abrosca, Claudine Hoffer, Nadine Clough, Bob Clough, Randy Keller, (via Zoom) Peter Traverso, Kevin Charles, Gwen Grace, Jennifer Lahti, Cheryl Lateer, Roseann Woodliff, Nick Gizzi, Jame Ochetti, Sheryl Nowicki, Stev Gray, Mike Coffee, Karen Coffee

The Meeting was called to order by President Van Scyoc at 6:00 PM. The meeting was properly noticed, and a quorum was present.

The Pledge of Allegiance to the United States of America was said.

Roll Call:

Director Havey read the Proof of Service of Notice of Annual Meeting. The meeting was properly noticed, and a quorum was present.

President Van Scyoc announced that they were going to vote for the Board of Director Re-organization among the board members. The re-organizations ballots were passed out and Annette Casteel announced the results. The position remains the same and the positions are as follows: Andy Van Scyoc President, David Kelly Vice President, Sam Besase Treasurer, Karen Harvey Secretary.

President Van Scyoc announced that the Annual Meeting will go to recess waiting for the members time to complete voting for the results of the Rollover of excess net membership funds and the addition to the Administration building.

President Van Scyoc recessed the meeting until 7:00pm

RESUMPTION OF ANNUAL MEETING

The Pledge of Allegiance to the United States of America was said.

Roll Call:

Director Havey read the Proof of Service of Notice of Annual Meeting. The meeting was properly noticed, and a quorum was present.

Director Besase moved the Board to approve the BOD Meeting Minutes for the 7 of December of 2023 Annual BOD Meeting, Director Harvey 2nd the motion. Motion Unanimously Approved.

Dale Jensen announced the results of the Roll Over of excess net membership funds and the addition to the Administration building.
We report the following voting results in relation to the expenditure of funds for an addition to the RWA Administration Building:
IN FAVOR OF EXPENDITURE 1326
OPPOSED TO EXPENDITURE 309

We also report that the results of the votes on rollover of excess membership income from 2024 to 2025, as provided by IRS Revenue Ruling 70-604, were as follows:
IN FAVOR OF EXPENDITURE 1589
OPPOSED TO EXPENDITURE 49

President Van Scyoc thanked everyone for their time, efforts, hard work and noted that this is the first time that an expenditure was on the ballot and has successfully passed.

MEMBERS INPUT (Agenda Items)

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update: Andy Van Scyoc
President Van Scyoc announced that this was a combined meeting of the Annual Board of Director meeting with the Monthly Board of Directors meeting.

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 the board with an update on the projects that staff have been working on and will shortly send out a Manager's Report via constant contact.

Deed Restrictions Violations: Nancy Schwechel, Administrator stated that there are 112 violations listed in the Board packet for approval.

Director Harvey made a Motion to levy fines on members for violations listed numbers 1 through 112. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Besase 2nd the Motion. Vote was as follows: 6 yes and 1 abstained by Jerry Eldred

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)
None.

Budget & Finance Committee – Tom D'Abrosca (Chair)
Director Besase provided a written report that is attached to these minutes.

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

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

Election Committee – Dale Jensen(Chair)
Mr. Jensen provided a written report that is attached to these minutes.

UNFINISHED BUSINESS

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc

MEMBERS INPUT (Non-Agenda Items)

RESPONSE TO MEMBER'S INPUT
See response under Members Input.

DIRECTOR INPUT
President Van Scyoc opened the discussion for Director Input.
Director Orchard thanked the residents for voting for the expansion and the Rollover. Director Eldred stated that his purpose on the board is transparency and doing things to benefit the community.

Director Kelly thanked everyone who volunteered and thanked the staff as well and said the new addition would be great for RWA.
Director Traverso thanked Dale Jensen & the Election Committee for all the hard work they had done this year and for the packet that went out that expanded the Administration building. He also thanked Nancy that works with the Deed Restriction Administration, for all her hard work. He thanked Derrick and his staff, proud to say they are hard-working staff.
Director Harvey thanked Derrick and everyone on the Staff and office and members and can't wait to get started on the addition.
Director Besase thanked the residents for the outpouring of support for the building expansion as well as his fellow board members. He was glad they were putting the money to good use.
President Van Scyoc thanked everyone on the board and the community for having faith in the staff and community of RWA.

ADJOURNMENT
Meeting adjourned at 7:30 PM

Respectfully Submitted,
Denise Huffman
Minutes Clerk
Attachments:
Agenda
Minutes
Reports