

ROTONDA WEST ASSOCIATION, INC.

646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors Meeting

Thursday, July 10, 2025 – 2:00 PM

MINUTES

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

ABSENT: Karen Harvey,

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Dale Jensen, Tom D'Abrosca, Bob Bonderson, Nadine Clough, Michelle Koch, Lance Petti, Paul Slovinski, Loni Kiedrowski, (via Zoom), Amanda Stuever, Cheryl Lateer, Karen Hoover, Leo Van Orden, Tammy Birdsong

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 Orchard moved the Board to approve the BOD Meeting Minutes for June 12, 2025 and the BOD/Workshop Minutes for June 12, 2025. Motion 2nd by Director Traverso. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

None.

OFFICERS, EMPLOYEES & CONTRACTORS REPORT

President's Update: Andy Van Scyoc

President Van Scyoc announced that the seven-foot Statue of Liberty will be received by July 28, 2025, which is coming from Arkansas and has "tremendous history." The Board of Director would like to place it on the Island near the Gazabo. He explains that a request was made by the owner to have the statue in their front yard. It was denied by the Res Mod committee and the Board and President Van Scyoc joking said donate it to the RWA and we will find a place for it. The owner accepted and made arrangement to have it shipped to RWA. "I need to get an acceptance vote today."

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.

Deed Restrictions Violations: Nancy Schwechel, Administrator

Nancy Schwechel, Administrator, stated that there are violations listed in the Board Packet for approval. A motion to levy fines on members for violations listed numbers 1 through 91. If confirmed by the Compliance Committee, these fines shall be automatically imposed.

Director Orchard motioned to approve the Deed Restriction Violations and Director Traverso 2nd the Motion. Motion Unanimously Approved

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

No Report.

Budget & Finance Committee – Tom D'Abrosca (Chair)

Mr. D'Abrosca 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)

No Report.

Election Committee Dale Jensen (Chair)

No Report.

UNFINISHED BUSINESS

Statue of Liberty – After the President’s announcement of the Statue of Liberty the Board members discussed the generous donation to the RWA. A motion was made to accept the Statue of Liberty donated from a member of the community to be placed on Liberty Island formerly known as Gazabo Island. Director Orchard made a motion to accept Lady Liberty as a donation to the RWA, Director Besase second the motion. Motion Unanimously Approved.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc

1. Appeal – 943 Boundary Blvd. – Michelle Koch – Removable screen over garden area, Ms. Koch uses it to start vegetables and plants. She explained that she only used the screening to get the plants started and removes it and places it in other areas of her garden since the Florida sun is so hot, the direct sun burns out the starter plants. It is constructed of a 2 x 3 pressure-treated wood with screening held up with a piece of lattice. She asked the board to approve her request to be able to use the removable screening to get the plants started.

Director Orchard made a motion to uphold the denial from the committee and Director Besase 2nd the motion. The Board of Director discussed the situation of where it is and if it can be seen by their neighbor and a concern was made it should be taken down before hurricanes.

President Van Scyoc called for a vote, vote was as follow: President Van Scyoc: No,

Director Eldred: No, Director Traverso: No, Director Kelly: Yes, Director Besase: Yes, Director Orchard: Yes. Vote is Tie, vote fails to pass so denial, appeal is granted.

MEMBERS INPUT (Non-Agenda Items)

Lance Petti – 70 Mark Twain Lane – Mr. Petti wanted to know how long it would be until the clearing of the overgrowth will start at 77 Mark Twain Lane which is an eyesore and has not been done since he last spoke at a Board meeting. Manager Hedges responded that they should be there the end of next week. They were in another area that took longer than expected. Mr. Petti thanked the board and President Van Scyoc told Mr. Petti that he could come to the office to discuss any matter, he does not have to wait till the monthly Board of Directors meeting.

RESPONSE TO MEMBER’S INPUT

None.

DIRECTOR INPUT

Director Kelly wanted to relook at the Res Mod motion that a tie vote should not be overturned for Res Mod Committee decision. “The committee decided and should not be overturned, I really think that it needs to be looked at more closely.”

Director Traverso discussed the fining procedure which is done with a Board Resolution. The last Board Resolution was modified in November of 2015 where the different fines were listed. Unfortunately, new construction without approval or new construction fines were to be determined. At present the fine is \$50.00 per day. There is an issue with uncompleted homes so at the next meeting I will propose that new construction fines are \$100.00 per day. I want to get to the \$5000.00 as soon as we can and if they don’t comply, we can take legal action and take over the unimproved houses. The Board of Directors has an obligation to uphold

property values for the owners. We have a lot of unfinished homes that have stalled out. He has been working with Nancy to resolve these properties, which Nancy should be commended for her work. Raising the fine rate will get someone's attention. If not, there are other avenues, we still have open to resolve this situation. "The members want to maintain the pristine look that RWA neighborhoods are known for."

President Van Scyoc thanked everybody for coming out and will see them at the next meeting.

ADJOURNMENT Meeting adjourned at 3:08 PM

Next Board Meeting: 14 Aug 2025, 2:05 PM

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