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

BOARD OF DIRECTORS' MEETING
THURSDAY, October 9, 2025, 2:00 PM
AGENDA

CALL TO ORDER **Please place all cell phones on mute.**

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES - Approve minutes for September 11, 2025, BOD Meeting Minutes.

MEMBERS INPUT (Agenda Items) **Please limit your comments to 3 minutes**

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President's Update – Andy Van Scyoc

Treasurer's Report - Sam Besase
Materials in Briefing Packet.

Manager's Report – Derrick Hedges
Materials in Briefing Packet.

Deed Restriction Violations – Kelsey Stewart (Administrator)
Materials in Briefing Packet.

COMMITTEE REPORTS

Budget & Finance Committee – Tom D'Abrosca (Chair)
No Report.

Buildings & Grounds – Sam Besase (Chair)
Materials in Briefing Packet.

Community Outreach Committee –Deb Orchard (Chair)
Materials in Briefing Packet.

Compliance – Barb Peszko (Chair)
Materials in Briefing Packet.

Residential Modifications Committee – Barb Peszko (Chair)
Materials in Briefing Packet.

Deed Restrictions Committee – Dale Jensen (Chair)
No Report.

Election Committee – Dale Jensen (Chair)
Materials in Briefing Packet.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc

1. Appeal RMA Denial – 153 Annapolis Lane
2. Review 2026 Assessment mailing

MEMBERS INPUT (Non-Agenda Items) **Please limit your comments to 3 minutes**

RESPONSE TO MEMBERS' QUESTIONS

DIRECTOR INPUT

ADJOURNMENT

Members: this is also a "virtual" meeting. To attend via Zoom, email a request to Manager Derrick Hedges at: Derrick@rotondawest.org, and he will email instructions on how to connect.

Posted: October 7, 2025

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

Board of Directors Meeting

Thursday, September 11, 2025 – 2:00 PM

MINUTES

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

ABSENT: (Excused) Karen Harvey, David Kelly

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Dale Jensen, Paul Slovinkski, Karen Hoover, Tom D'Abrosca, Tina Kissane, Randy Keller, Dana Singer, (Zoom) Amanda Stuever, Gwen Grace, Kevin Corrigan, Carey Chase, Ann Cooy, Jodie Nauman, Bob Anderson
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 and a moment of silence in remembrance of 9-11.

- Director Orchard moved the Board to approve the BOD Meeting Minutes for August 14, 2025, and the Motion 2nd by Director Eldred. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)
Tina Kissane -110 Pebble Beach Rd. addressed the Board about Agenda item Deed Restrictions violation and referred Deed Restriction Amended Red Line document from the website; trash can violation. She stated that the Compliance office committee staff and Derrick requested the ADHOC committee to provide a clearer definition of what's visible. Visible as explained in section 18 page 16 of 30. "Garbage and Recycling/Outside Equipment: Except on the day immediately preceding the day of collection and the day of collection, garbage and recycling containers shall be kept either inside the garage, behind landscape shrubs or within a fenced area." Mr. Hedges explained that if it is visible from the front of the house from the street it is not in compliance.

President's Update: Andy Van Scyoc

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

Manager's Report: Derrick Hedges, Manager Hedges provided the Board with an update on the projects that staff have been working on.

Deed Restrictions Violations: Kelsey Stewart, Administrator
Ms. Stewart 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 85. If confirmed by the Compliance Committee, these fines shall be automatically imposed.

- Director Traverso made a motion to approve the Deed Restriction Violations and director Besase 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 attached to these minutes.
Mr. D'Abrosca noted the workshop that was held with RW Board members and Budget & Finance Committee members to discuss the 2026 budget line items reviewed and explained.

- Director Traverso made a motion and Director Orchard second the motion. Motion Unanimously Approved.

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

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

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

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

Deed Restrictions – Dale Jensen (Chair)
Chair Jensen provided a written report attached to these minutes.

Election Committee Dale Jensen (Chair)
Mr. Jensen requested a Motion from the Board to approve the Resolution to amend the Bylaws presented to the Board.

- Director Traverso made a motion to adopt the Resolution approving the proposed amendment to the Second Amended and Restated Bylaws" Director Orchard seconded the motion. Motion Unanimously Approved.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS
None.

MEMBERS INPUT (Non-Agenda Items)
Tina Kissane -110 Pebble Beach Rd. addressed the Board on the restriction or the proposal about members blocking their driveways. She inquired if this has been taken a step further as people who are placing rocks across their driveways or signs to block their lawn. While she can understand the turnaround, however, it could be a tripping hazard for walkers.
Dana Singer 478 Boundary Blvd. state that the canal banks have not been cut down and the response was that the equipment was broken. He also stated that the canal banks have not been sprayed along the water's edge and wants to know why it's not been taken care of. President Van Scyoc explained that the procedure has changed, and we are allowing for a buffer zone on the canal bank of approximately three to four feet to help filter out contaminates. Manager Hedges explained that allowing the canals to grow will help to get rid of the invasive species. He stated that he would be happy to meet with Mr. Singer and discuss his concerns.
Karen Gatling 586 Boundary Blvd. stated that she had a comment to add to Mr. Singer concerns. Grass is growing from the canal, measured out from the canal, where the property ends to the water extending into the Rotonda River up to ten feet. Ms. Gatling stated that she has lived here for 8 years now and has never seen the growth that extensive into the waterway. Concerned that the change in protocol of the maintenance of all the waterway in Rotonda West, something is changing as well as the appearance of the waterways and is not attractive. Mr. Hedges noted that he had received the photos of her area and explained that the grass is torpedo grass, which an invasive grass and we are taking steps to treat it accordingly.

RESPONSE TO MEMBER'S INPUT
None.

DIRECTOR INPUT
Director Orchard congratulated the Election Committee and the Budget and Finance Committee for doing a great job. There was a fine for a sign and was questioned which then found out RWA sign guideline are old and they need to be updated, and she is willing to work with the staff and another board member who wants to get involved to investigate the information to update the guideline. President Van Scyoc that he would be willing to help.

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

ADJOURNMENT Meeting adjourned at 2.58 PM

Next Board Meeting: 9 October 2025, 2:00 PM

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

ROTONDA WEST ASSOCIATION, INC.

TREASURER'S REPORT
09/01/2025 THRU 09/30/2025

1003 - Petty Cash - Operations		$ 200.00
1007 - CDARS Program – Operating		$1,100,000.00
1011 - Centennial Operating #2 Sweep	(~3.5%)	$ 235,450.08
As of 09/30/25-Total CASH IN OPERATIONS ACCOUNTS		$1,335,650.08

1008 CDARS Program - Reserves - CAPITAL	$ 1,047,440.53
1105 – Centennial Sweep–Reserves–7343 OPNS (~3.5%)	$ 120,682.89
As of 09/30/25 - Total CASH IN RESERVE ACCOUNTS	$ 1,168,123.42

As of 09/30/25-TOTAL CASH-OPERATIONS & RESERVES $ 2,503,773.50

Builders Deposits – New Construction

1103 – Centennial 6065 Builders Clean Site Escrow	$ 91,500.00
4220 – Clean Site Deposits $49.3K actual vs $28.5K budget	= ~+$20.8K

Approximately 179 homes are currently under construction in RWA.

2025 YTD INCOME:	9 mo. ACTUAL	vs	9 mo. BUDGET	
2025 YTD Income	$2,162.3K	vs	$1,957.7K	
75% of the 2025 budget year.	RWA INCOME YTD =		OVER BY	~+$204.6K

4111-ASSESSMENTS = OVER BY	~+$ 1.5K
4120 INTEREST INCOME = ~$90.0K vs 9/25 budget ~$37.5K	~+$ 52.5K
4200-ESTOPPEL YTD = ~358/360 = ~2 behind~$104.3K vs ~$105.0K	~$ 0.7K
4210-TRANSFER YTD = ~314/360 = ~6 behind~$102.0K vs ~$105.0K	-$ 3.0K
4300-FINING INCOME YTD = ~$182.7K vs ~$90.0K	~+$92.7K

2025 YTD EXPENSES:	ACTUAL	BUDGET	UNDER/OVER	
6000 Line Item Series	$1,016.9K	$1,005.6K	OVER BY	~$11.3K
7000 Line Item Series	$ 250.1K	$ 420.8K	UNDER BY	~$170.7K
8000 Line Item Series	$ 27.7K	$ 30.0K	UNDER BY	~$ 2.3K
2025 YTD Expenses	$1,294.7K	$1,456.4K		
75% of 2025 budget year RWA EXPENSES YTD			= UNDER BY	~+$161.7K

9000/9001/9002/ RESERVES Transferred into RESERVES in 2025	$232.2K
2025 BUDGET – RESERVES = ~$96.0K CONTRIBUTION OVER BY	~+$136.2K

Respectfully - Sam Besase – RWA Treasurer – October 5, 2025

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT – SUMMARY
09/01/2025 THRU 09/30/2025

- DELINQUENT RWA PROPERTIES
- ASSESSMENT DELINQUENCY ~72
- PAYMENT PLANS ~27
- DELINQUENCY LETTER SENT ~25
- IN PROGRESS ~7
- NOTICE OF INTENT TO LIEN ~15
- LIEN ~7
- NOTICE OF INTENT TO FORECLOSE LIEN ~21
- LIEN FORECLOSURE ~1
- BANKRUPTCY ~1
- MORTGAGE FORECLOSURE ~2
- ~ 188 properties (~2.3%), 171 owners (~2.13%) owe RWA some money. ~$314.1K
- September saw ~950 Deed Restriction Warnings resulting in 95 FINES = ~10.0%
- Latest CDAR interest rates are averaging ~3.65%.
- Interest rates translate to ~$.7K income per week ~$36K a year
- Some = 52 weeks which extend into 3Q 2026. Expect average ~3.5% in 2025
- FED met on: 09/17/25; FED cut 1/4%. Next FED mtg November. Stay tuned!
- RWA Admin Bldg Expansion shall be paid by using OPERATIONS CDARs
- Payments for RWA Admin Building expansion to be made over ~2+ years.
- *DEC-24 & APR 25 & OCT 25 & NOV 25 & JAN 26 & MAR 26 & JUL 26 & DEC 26
- * Estimated dates Groundbreaking perhaps 4Q of 2025
- CARRY OVER – EXCESS FUNDS (Net Income) as of 09/30/25 is: ~$635,435.40
- ~75% thru 2025 – RWA budget is in excellent – outstanding financial shape!!!!
- 2026 RWA budget is approved – no increase in assessment – 9 years in a row!

- RESPECTFULLY, SAM BESASE - RWA TREASURER, October 5, 2025

SUGGESTED FUNDING PROFILES FOR UPCOMING RWA PROJECTS:

CONNECTION OF RWA BLDGS A & B **$25,000**

PAYABLE IN 2 INCREMENTS

- $12,500 IN SEPTEMBER 2025 AND $12,500 AT COMPLETION

RWA COMMUNITY CENTER ROOF PROJECT = **$150,000**

PAYABLE IN 4 INCREMENTS

-$30,000 IN SEPTEMBER AND $40,000 IN NOVEMBER AND $30,000 IN DECEMBER AND $30,000 IN FEBRUARY AND REMAINDER AT COMPLETION

NEW MAINTENANCE BAY **$150,000**

PAYABLE IN 5 INCREMENTS

-$30,000 FOR FABRICATION DRAWINGS & PERMITS IN SEPTEMBER 2025 THEN ADVERTISE FOR COMPETITIVE BIDS IN 4Q 2025

-$30,000 IN DECEMBER 2025 AND $30,000 IN FEBRUARY 2026 AND $30,000 IN APRIL 2026 AND REMAINING $30,000 AT COMPLETION

Manager's Report

October 6, 2025

Administration

- Processed **9** estoppels and **9** transfers so far this month
- Processed and mailed out **5** new homeowner packets so far this month
- Processed **12** parking passes and additional permits so far this month
- The deadline for submitting your annual assessment payment was **February 15th.** A late payment fee has been applied to all member accounts that have not completed their payments. Currently, **35** annual assessments are outstanding. If you need assistance making a payment or setting up a payment plan, please don't hesitate to contact us at *Jenny@rotondawest.org.* We are always here to help!
- This week, we've made significant progress by updating our **Section 16.** tree removal list. There are currently **87** members remaining on our list who are working to bring their unimproved vacant lots into compliance by addressing issues related to Brazilian Pepper Trees and dead trees. If you're interested in finding out whether you or a nearby property is part of this important **Section 16. For tree removal questions**, please contact *derrick@rotondawest.org.*
- We have recently received **1** approval for a new construction plan from Cape Cave Corporation and have released **0** new construction deposits this week. This brings our total number of ongoing new construction projects to **179** homes. These homes are currently awaiting final occupancy certification under the **New Construction Clean Site Program**
- Processed **4 Claim of Liens** on properties with overdue violations and assessments in the **Pebble Beach, Long Meadow, and Pine Valley** sections
- Mailed out **57 West Ways Newsletters** to members who requested them. If you would like a copy mailed to you, please contact **Amanda** at her email address: *Amanda@rotondawest.org*
- Assisted members in setting up payment plans and successfully added **1** additional member this week
- Processed **6 Notice of Intent to Foreclose Lien** on properties in the **Pebble Beach, Pinehurst, Broadmoor, and Pine Valley** sections

- During the week, **91** members visited the Rotonda West Association Office for **inquiries, applications**, and to make their **2025 Annual Assessment payments.** If you need assistance with your payments, please contact *Jenny@rotondawest.org*
- The Rotonda West Association Administration Office is pleased to offer notarization services for our members. So far this month, we've successfully assisted **7** individuals! We encourage you to visit the **RWA** office if you need a document notarized. Please ensure your documents are in English to help streamline the process. Remember, this valuable service is free of charge, as we are committed to effectively supporting our members
- Continuing to pull unapproved signs or posts in the common areas, right of ways, and vacant lots, removing an additional **7** signs this week
- Collected approximately **$1239** this week from members with past-due payments for deed restriction violations and past due assessments

Rotonda West Maintenance Staff

- The Maintenance Staff has completed or is completing the following tasks:

- Mowing and picking up branches along the **3.5-mile** walking paths, lakes, and the front entrance in **Broadmoor Park**
- Mowed the expansive meadows, grassy fields, and gently sloping swales within **Broadmoor Park**
- We have removed **350 tons** of tree and landscape material from Broadmoor Park and will be removing more debris in the coming weeks
- We applied a weed treatment to the segment signs on **Rotonda Circle and Boundary Blvd**
- On Gazebo Island in the Oakland Hills section, we have added riprap around the island to help prevent shoreline erosion. We have begun **trenching and installing electricity for outlets** and an irrigation pump. In the coming weeks, we will be installing brick pavers and laying sod.

- An additional **5 tons** of pathway material have been spread along the **3.5** miles of walking trails. The application of more material is scheduled to continue in the coming weeks
- We have trenched the area and will be adding an aeriation bubbler for **L04** next to the Community Center. Pond aerators provide significant benefits by introducing essential oxygen into the water, which promotes the health of fish and aquatic life. Additionally, aeration helps reduce algae by speeding up the decomposition of organic matter.
- Cleaned up **3** unimproved vacant properties under **Section 16** in the **Pebble Beach and Pinehurst sections**. These properties are neglected and are being charged for our services and fined ***https://rotondawest.org/wp-content/uploads/2021/09/P-P-1.6.pdf***
- Mowed the vacant lots in the Oakland Hills and Pebble Beach sections, and will be mowing in the **Pebble Beach and Pinehurst** sections next week, and the **Greenbelts *(weather permitting)***
- Invasives, grasses, and submersed plants have been sprayed in the canals and areas listed below:
- Long Meadow(grasses)
- White Marsh(grasses)
- The Truxor has been cutting and removing Vallisneria and grasses in the following sections.
- Pine Valley (Vallisneria)
- White Marsh (Vallisneria)
- Long Meadow (Vallisneria)

Thank you,

Derrick Hedges

Manager

Rotonda West Association, Inc.

Board Of Directors Meeting
Rotonda West Association, Inc

Thursday, October 9, 2025
646 Rotonda Circle
2:00-PM

CATEGORY	OCTOBER 2025 – RWA DEED RESTRICTIONS SUMMARY	MONTHLY TOTALS	PERCENTAGE
1	VEHICLES & PARKING VIOLATIONS	104	21.14%
2	TRASH CANS VISIBLE (TCV)	150	30.49%
3	NUISANCE	39	7.93%
4	DWELLING & LOT CARE	83	16.89%
5	NO RMA	86	17.48%
6	SHEDS	1	0.20%
7	PETS & ANIMALS	0	NIL
8	COMMON AREAS	0	NIL
9	SIGNS & FLAGS	29	5.89%
10	DOCKS	0	NIL
	TOTALS FOR OCTOBER 9TH 2025 DEED RESTRICTION FINING LIST	**492**	**100%**
11	CALLS & EMAILS TO OWNERS	136	
12	VIOLATION RECHECKS	184	37.40%
	GRAND TOTALS	**812**	

DEED RESTRICTION VIOLATION FINING LIST

NEW RMA VIOLATIONS

1	190 Boundary Blvd.	No RMA Site Screen	Sec. 5 Oakland Hills	$50.00
2	974 Boundary Blvd.	No RMA Landscape/Planter Box	Sec. 5 White Marsh	$50.00
3	1013 Boundary Blvd.	No RMA Accessory Structure	Sec. 5 White Marsh	$50.00
4	10 Bunker Pl.	No RMA Site Screen	Sec. 5 Pebble Beach	$50.00
5	17 Bunker Pl.	No RMA Site Screen & Brick Pavers	Sec. 5 Pebble Beach	$50.00
6	29 Golfview Rd. S .	No RMA Garage Door Repair	Sec. 5 Oakland Hills	$50.00
7	62 Medalist Ln.	No RMA Site Screen	Sec. 5 White Marsh	$50.00
8	65 Medalist Rd.	No RMA Site Screen	Sec. 5 White Marsh	$50.00
9	215 Medalist Rd.	No RMA Site Screen	Sec. 5 White Marsh	$50.00
10	227 Medalist Rd.	No RMA Wooden Hurricane Shutters	Sec. 5 White Marsh	$50.00
11	26 Medalist Way	No RMA Lanai Cage	Sec. 5 White Marsh	$50.00
12	26 Medalist Way	No RMA Fence	Sec. 5 White Marsh	$50.00
13	69 Oakland Hills Ct.	No RMA Garage Structural Repair	Sec. 5 Oakland Hills	$50.00
14	4 Pine Valley Ln.	No RMA Roadside Rock Curbing	Sec. 5 Pine Valley	$50.00

15	17 Pine Valley Ln.	No RMA Fence Next to A/C Unit	Sec. 5 Pine Valley		$50.00
16	184 Rotonda Blvd. E.	No RMA Site Screen	Sec. 5 White Marsh		$50.00
17	261 Rotonda Blvd. W.	No RMA Site Screen	Sec. 5 Oakland Hills		$50.00
18	13 Sportsman Ln.	No RMA Site Screen Alteration	Sec. 5 Broadmoor		$50.00
		TOTAL NEW RMA VIOLATIONS	**18**		
	CONTINUOUS RMA VIOLATIONS				
19	29 Oakland Hills Pl.	No RMA Lattice on Chainlink Fence (X28)	Sec. 5 Oakland Hills	$	1,400.00
		TOTAL CONTINUOUS RMA VIOLATIONS	**1**		
	NEW VIOLATIONS				
20	246 Annapolis Ln.	High Grass/Weeds	Sec. 16 Oakland Hills	$	50.00
21	140 Boundary Blvd.	TCV	Sec. 18 Oakland Hills	$	50.00
22	190 Boundary Blvd.	TCV	Sec. 18 Oakland Hills	$	50.00
23	275 Boundary Blvd.	TCV	Sec. 18 Pebble Beach	$	50.00
24	89 Broadmoor Ln.	High Grass/Weeds (X2)	Sec. 16 Broadmoor	$	100.00
25	203 Caddy Rd.	Unregistered/Inoperable Vehicle	Sec. 24 Oakland Hills	$	50.00
26	68 Golfview Rd. N.	TCV	Sec. 18 Oakland Hills	$	50.00
27	11 Long Meadow Ln.	TCV	Sec. 18 Long Meadow	$	50.00
28	189 Long Meadow Ln.	Dwelling/Lot Care	Sec. 16 Long Meadow	$	50.00
29	5 Mark Twain Ln.	Unregistered/Inoperable Vehicle	Sec. 24 Pebble Beach	$	50.00
30	129 Mark Twain Ln.	Nuisance Lawnmower (X2)	Sec. 15 Pebble Beach	$	100.00
31	147 Mark Twain Ln.	Vehicle Parking	Sec. 24 Pebble Beach	$	50.00
32	254 Mark Twain Ln.	TCV	Sec. 18 Pebble Beach	$	50.00
33	283 Mark Twain Ln.	TCV (X2)	Sec. 18 Pebble Beach	$	100.00
34	4 Marker Rd.	TCV	Sec. 18 Long Meadow	$	50.00
35	207 Marker Rd.	Construction Site Not Maintained	Sec. 5 Long Meadow	$	100.00
36	84 Oakland Hills Ct.	High Grass/Weeds	Sec. 16 Oakland Hills	$	50.00
37	30 Pinehurst Pl.	TCV	Sec. 18 Pinehurst	$	50.00
38	240 Rotonda Blvd. W.	Dwelling/Lot Care	Sec. 16 Pebble Beach	$	50.00
39	260 Rotonda Blvd. W.	TCV	Sec. 18 Pebble Beach	$	50.00
40	261 Rotonda Blvd. W.	TCV	Sec. 18 Oakland Hills	$	50.00
41	55 Rotonda Cir.	Construction Site Not Maintained	Sec. 5 Oakland Hills	$	100.00
42	433 Rotonda Cir.	High Grass/Weeds	Sec. 16 Pinehurst	$	50.00
43	434 Rotonda Cir.	High Grass/Weeds	Sec. 16 Pinehurst	$	50.00
44	195 White Marsh Ln.	Nuisance Fence Post	Sec. 15 White Marsh	$	50.00
45	195 White Marsh Ln.	High Grass/Weeds	Sec. 16 White Marsh	$	50.00
		TOTAL NEW VIOLATIONS	**26**		
	CONTINUOUS VIOLATIONS				
46	75 Boundary Blvd.	Nuisance items in Driveway (X2)	Sec. 15 Oakland Hills	$	100.00
47	137 Boundary Blvd.	Dwelling/Lot Care	Sec. 16 Oakland Hills	$	1,400.00
48	214 Boundary Blvd.	Nuisance Fence Post	Sec. 15 Pebble Beach	$	50.00
49	281 Boundary Blvd	Unregistered/Inoperable Vehicle	Sec. 24 Pebble Beach	$	50.00
50	587 Boundary Blvd.	Construction Site Not Maintained (X2)	Sec. 5 Broadmoor	$	200.00
51	756 Boundary Blvd.	Dwelling/Lot Care	Sec. 16 Long Meadow	$	1,400.00
52	770 Boundary Blvd.	Dwelling/Lot Care	Sec. 16 Long Meadow	$	1,400.00
53	1183 Boundary Blvd.	Construction Site Not Maintained (X28)	Sec. 5 Pine Valley	$	2,800.00
54	76 Bunker Rd.	Vehicle Parking	Sec. 24 Pebble Beach	$	50.00
55	18 Clubhouse Ct.	Dwelling/Lot Care	Sec. 16 Pinehurst	$	1,400.00

56	142 Fairway Rd.	Construction Site Not Maintained (X28)	Sec. 5 Pinehurst	$	2,800.00
57	19 Golfview Pl.	High Grass/Weeds (X2)	Sec. 16 Oakland Hills	$	100.00
58	17 Long Meadow Rd.	Construction Site Not Maintained (X28)	Sec. 5 Long Meadow	$	2,800.00
59	233 Mariner Ln.	Construction Site Not Maintained	Sec. 5 Pinehurst	$	100.00
60	41 Mark Twain Ln.	Construction Site Not Maintained (X28)	Sec. 5 Pebble Beach	$	2,800.00
61	59 Mark Twain Ln.	Construction Site Not Maintained (X28)	Sec. 5 Pebble Beach	$	2,800.00
62	171 Mark Twain Ln.	High Grass/Weeds	Sec. 16 Pebble Beach	$	50.00
63	21 Medalist Way.	Construction Site Not Maintained	Sec. 5 White Marsh	$	100.00
64	30 Oakland Hills Ct.	Nuisance Dwelling in need of Repair (X2)	Sec. 15 Oakland Hills	$	100.00
65	30 Oakland Hills Ct.	TCV	Sec. 18 Oakland Hills	$	50.00
66	30 Oakland Hills Ct.	Boat Parking (X2)	Sec. 24 Oakland Hills	$	100.00
67	69 Oakland Hills Ct.	TCV (X2)	Sec. 18 Oakland Hills	$	100.00
68	79 Oakland Hills Ct.	TCV	Sec. 18 Oakland Hills	$	50.00
69	191 Rotonda Blvd W.	Construction Site Not Maintained	Sec. 5 Oakland Hills	$	100.00
70	194 Rotonda Blvd W.	Construction Site Not Maintained (X2)	Sec. 5 Pebble Beach	$	2,800.00
71	245 Rotonda Blvd W.	Dwelling/Lot Care	Sec. 16 Oakland Hills	$	1,400.00
72	282 Rotonda Blvd W.	Dwelling/Lot Care	Sec. 16 Pebble Beach	$	1,400.00
73	134 Rotonda Cir.	TCV (X2)	Sec. 18 Oakland Hills	$	100.00
74	249 Rotonda Cir.	High Grass/Weeds	Sec. 16 Pebble Beach	$	50.00
75	294 Rotonda Cir.	TCV	Sec. 18 Pebble Beach	$	50.00
76	762 Rotonda Cir.	Dwelling/Lot Care	Sec. 16 Long Meadow	$	50.00
77	13 Sportsman Cir.	Construction Site Not Maintained	Sec. 5 Broadmoor	$	100.00
78	28 Sportsman Ct.	TCV	Sec. 18 Broadmoor	$	50.00
79	17 Sportsman Rd.	TCV	Sec. 18 Broadmoor	$	50.00
80	243 Sportsman Rd.	Dwelling/Lot Care	Sec. 16 Broadmoor	$	1,400.00
81	240 Tournament Rd.	Construction Site Not Maintained (X2)	Sec. 5 Pine Valley	$	2,800.00
82	254 Tournament Rd.	Dwelling/Lot Care	Sec. 16 Pine Valley	$	1,400.00
83	227 West Pine Valley Ln.	Dwelling/Lot Care	Sec. 16 Pine Valley	$	1,400.00
		TOTAL CONTINUOUS VIOLATIONS	**38**		
	SECOND VIOLATIONS				
84	214 Boundary Blvd.	TCV (X2)	Sec. 18 Pebble Beach	$	200.00
85	273 Rotonda Cir.	TCV (X4)	Sec. 18 Pebble Beach	$	400.00
86	901 Rotonda Cir.	Nuisance items on side of House (X2)	Sec. 15 White Marsh	$	200.00
		TOTAL SECOND VIOLATIONS	**3**		
		TOTAL VIOLATIONS	**86**		

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – SEPTEMBER 2025 REPORT

- THE STATUE OF LIBERTY (EUREKA ARKANSAS) HAS ARRIVED FROM RESIDENT
  WORK STARTED TO HAVE STATUE MOUNTED AT LIBERTY (GAZEBO) ISLAND
    - SEE PICTURES & VIDEO & SKETCH OF PROPOSED LIBERTY ISLAND
    - RIP RAP AROUND THE ISLAND HAS BEEN COMPLETED (~90X72)
    - BROKEN CONCRETE & DEAD TREES & BUSHES HAVE BEEN REMOVED
    - TRENCHING FOR ELECTRICAL AND IRRIGATION HAS STARTED
    - PLANS FOR PAVERS & NATIVE PLANTS – SEE SKETCH
    - NEED ~3 FOOT SQUARE PEDESTAL FOR STATUE & PLAQUE DESCRIPTION
- **WATER SAMPLING CONTINUES- NO WATER QUALITY ISSUES IN RWA CANALS**
- **36 WEEKS RWA IN-HOUSE CANAL MAINTENANCE COMPLETED SAVING BIG $$$**
- **6 MOWING CYCLES – VACANT LOTS - COMPLETION BY END OF SEPTEMBER 2025**
- **¼ MILE WALKING PATH TO BIRD ROOKERY L09 COMPLETION-SEPTEMBER 2025**
- **646 ROTONDA CIRCLE-FRONT SIGN MONUMENT COMPLETED AUGUST 2025**
- **PINE VALLEY CANAL ACCESS ON SCHEDULE – 4Q-25, FDEP/ACOE/SWFTMUD**
- **ADMIN BLDG EXTENSION-AT CHARLOTTE COUNTY FOR PERMITTING-4Q25**

Clearing of debris – Status from RWA common ground areas (BP-MP-Greenbelts-Marina, etc.), approximately 6 debris clearing passes have been made thru August. About 11 acres of Brazilian Pepper Trees removed in Broadmoor Park. Over 1600 dead trees have been removed in Broadmoor Park.

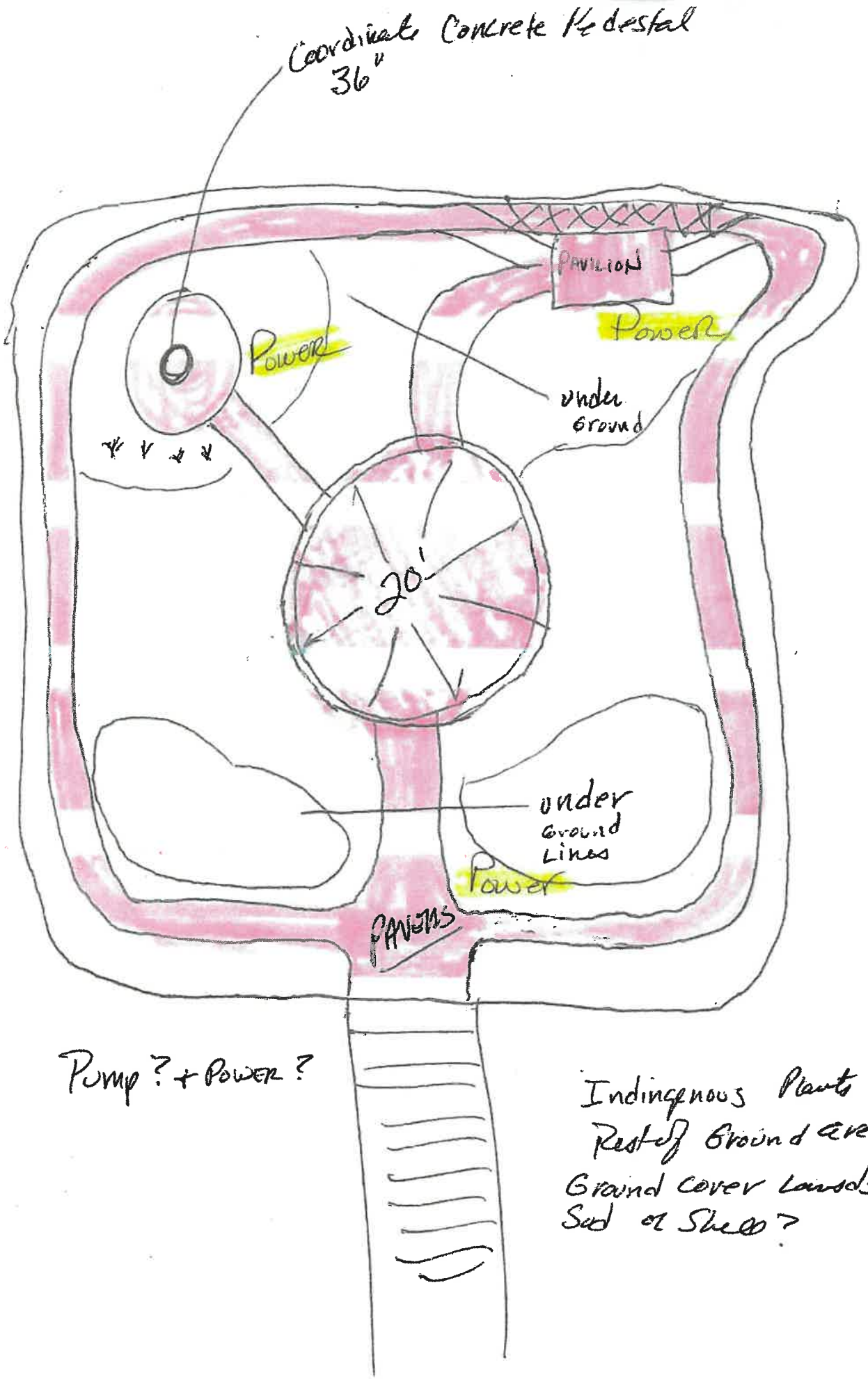
Clearing of Hurricane Ian debris from vacant lots – RWA Manager has a list of about 725+ lots being worked by the RWA. About 635 have been cleared, leaving about 90 more to clear. If 1 lot is cleared per week vs 90 lots, then it is going to take ~90 more weeks = PERHAPS COMPLETION BY JUNE 2027. See large pile.

PLANTINGS or CLEARING or SIGNS on RWA common grounds are not allowed without RWA Manager and RWA B&G committee authorization. Residents or Groups need to come to B&G committee with an AREA PLAN and a MAINTENANCE PLAN. BROADMOOR PARK ENCROACHMENTS ARE INCREASING. Letters being sent to residents who cleared RWA property to either get permission or CEASE & DESIST.

- RWA residents are requested by SWFLMUD and Charlotte County and the RWA to NOT place Fertilizer & Grass Clippings in ponds & canals & roads.
- Residents are MOWING all the way down to the Ponds, this practice is not recommended by FWC or SWFLMUD or Charlotte County or the RWA.
- Residents are FERTILIZING all the way down to the Ponds, this practice is not recommended by FWC or SWFLMUD or Charlotte County or the RWA.

Charlotte County Commissioners alerted residents that there is TOO MUCH NITROGEN.

Chairperson RWA B&G sam.besase@rotondawest.org September 11, 2025



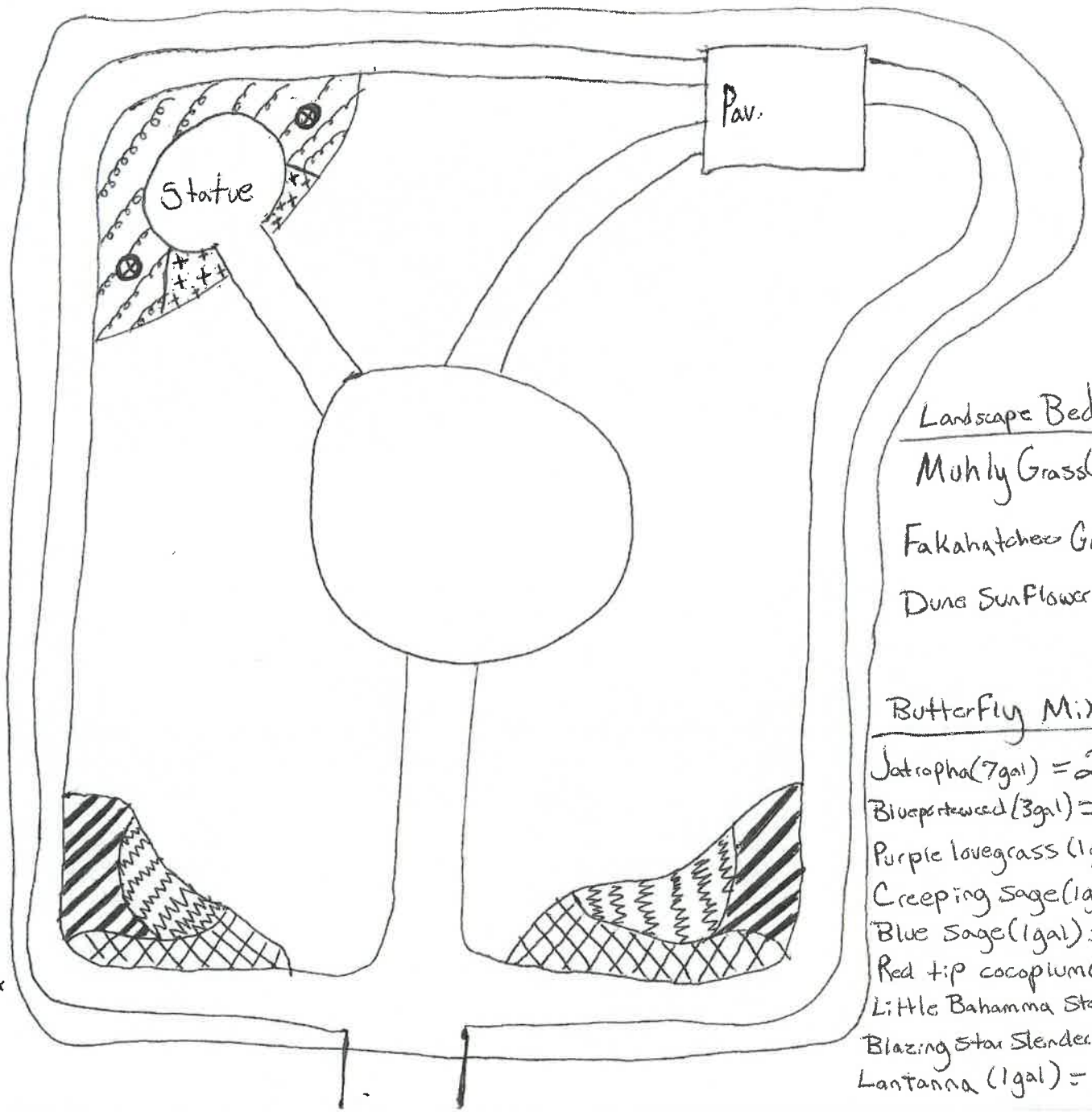
Pump ? + Power ?

Indingenous Plants
Rest of Ground area
Ground cover Landscaping, or
Sod or Shed ?

= Lantanna (1gal)

= Butterfly Mix

= Jatropha (7gallon)



= Muhly Grass (3gallon)

= Fakahatchee Grass (3gallon)

= Dune Sunflower (1 gallon)

Landscape Beds QTY

Muhly Grass (3g) = 80

Fakahatchee Grass = 120

Dune Sunflower = 180

Butterfly Mix Bed QTY

Jatropha (7gal) = 2

Blueperiwinkle (3gal) = 9

Purple lovegrass (1gal) = 8

Creeping Sage (1gal) = 12

Blue Sage (1gal) = 8

Red tip cocoplum (3gal) = 3

Little Bahamma Stongbark = 3

Blazing Star Slender (1gal) = 10

Lantanna (1gal) = 14

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – SEPTEMBER 2025 REPORT

PAVING IN RWA BY CHARLOTTE COUNTY STARTED JULY 2025, COMPLETION PERHAPS 1Q 2026. 120 +65 residents attended meeting AUGUST 2025

A subcontractor for LUMEN is installing FIBER OPTIC equipment in most areas of the RWA. This is a private corporation funded project.

This LUMEN Fiber Optics project is NOT an RWA funded operation.

10 CAPITAL ITEMS TO BE STARTED/COMPLETED OVER THE COURSE OF THE NEXT 24-36 MONTHS; APPROVED BY RWA BOD IN JUNE OF 2025

- **RWA MANAGER HAS BEGUN THE PROCESS OF ADVERTISING AND BIDDING AND EVENTUAL COMPLETION OF THESE 10 PROJECTS. SEE THE BELOW LIST**

1. **PATIO COVER AT REAR OF COMMUNITY CENTER-Start Oct/Nov 2025**
2. **INSTALL RIP RAP AT LIBERTY (GAZEBO) ISLAND COMPLETED**
3. **REPLACE ZERO-TURN MOWERS AS NECESSARY (TRADE IN)**
4. **ENCLOSE SPACE BETWEEN MAINTENANCE BLDGS A & B 4Q 2025**
5. **ADD MAINTENANCE BAY AT EAST END OF MAINTENANCE AREA-2026**
6. **REPLACE 10 WINDOWS IN EXISTING ADMIN BUILDING-2Q/3Q 26**
7. **REPLACE 3 DOORS IN EXISTING ADMIN BUILDING-2Q/3Q-26**
8. **REPLACE ROOF AT EXISTING ADMIN BUILDING-4Q 26**
9. **PURCHASE A BUBBLER OR FOUNTAIN FOR L04-4Q 25**
10. **PURCHASE ARTICULATING MOWER FOR CANAL BANK MOWING-2Q 26**

Broadmoor Park is a NATURE park; therefore, the grass and trees and bushes are growing as a HABITAT for animals and birds. Therefore, mowing and clearing is *minimal* due to – again - Broadmoor Park being a *NATURE* park.

Added rip rap rocks around Butterfly Garden and other areas in Broadmoor Park

There are 4 Charlotte County *Recreational* Parks near the RWA:

Rotonda Comm.-Tringali Rec Center-Ann & Chuck Dever-George Hering Park

The areas alongside the 3.5 miles of walking paths in Broadmoor Park are mowed approximately every 2 weeks.

Resident access to Broadmoor Park is via the RWA Parking Lot-646 Rotonda Cir.

Chairperson RWA B&G sam.besase@rotondawest.org SEPTEMBER 11, 2025

TO: **Rotonda West Association Board of Directors**
FROM: **Community Outreach Committee – Deb Orchard**
DATE: **October 9, 2025**
SUBJ: **Report for October 2025**

- **Bingo** – 3rd Sunday of the month. 69 players this month. $38 donation to St. Francis.
- **Christmas Parade** – Saturday 12/6 - Theme: Rock Around the Christmas Tree, 50s & 60s. We are in need of a Volunteer Coordinator.
- **Decorating** – Christmas Crafting schedule on RWA calendar. Redesigning and repurposing many of decorations to keep the decorations looking fresh and new.
- **Gazebo Light & Boat Parade** – Saturday, 11/29 @ 4:30.
- **Garage Sale** – 11/7 & 11/8 with 11/9 as rain date. Friday/Saturday, March 13 & 14, 2026, 9am-5pm: RWA Spring Community Garage Sale (rain date 3/15).
- **Health & Wellness** - Pilates - Mondays @ 10am (except the 4th week). Tai Chi - Fridays @ 10 am. Will continue through 2026. See calendar for upcoming presentations.
- **Mix & Mingle** -
  Happy Hour 1st Wednesday @ the county park @ 5pm. Contingent on weather.
  Lunch – 3rd Wednesday. On hold.
  Pot Luck – 4th Tuesday @ Community Center @ 5pm. Returns this month.
- **Music in the Park** –Monday, 10/13, 4:30-6pm: "Classical Guitar from Around the World", with Classical Guitarist Edwin Culver of Sarasota, (indoors). Wednesday, 11/5- 4-5:30pm Lemon Bay High School Jazz Band (indoors). Saturday, 12/6 @ 6:30 pm – Christmas concert by Cary Price and the Tonettes (indoors)
- **Music Bingo** – 1st Thursday of each month 6:30 – 8 pm. 21 players in October.
  - **Nature** (Fauna) – 10/22 @ 2pm - Robert Pasquali, All About Alligators. 11/12 @ 2pm – How To Florida by David Smith. 1/28/26 @ 2pm – Day in the Life of a Lands Manager. 4/4/26 @ 9am – Broadmoor Park Nature/Bird Watch – outdoors.
  - **Nature** (Flora) – 11/29 @ 9 – 11 am – Nature Walk with Dr. Bill Dunson. 1/14/26 @ 2pm – Gardening for Wildlife with Sarah Weber. Saturday, 2/14/26 Butterfly Garden Tour event for families & kids. Wednesday, 3/11/26 presentation by Mark Thurmond on Invasive Plants.
- **Open House** – 11/13 from 6-8pm. 15 tables reserved to date.
- **Rotonda Halloween Costume Party** – Saturday, 10/25. No time set. Still planning.
- **Talent Show** – Auditions 2/20 & 2/21 @ 11am – 1pm. Show 3/7 @ 1pm.
- **Trivia** – continues the 3rd Wednesday of each month at 6:30.
- **Volunteer Appreciation Banquet** – will be scheduled for next spring. Non-committee members will need to complete their volunteer log sheet.
- **One Time Events –** Saturday, 11/15 @ 8:30am – End Alzheimer Walk in Broadmoor Park in collaboration with RWWC. Sunday, February 22, 2026, All Day: National Walk Your Dog Day. Send your photos to West Ways.
- **UNFINISHED BUSINESS:**
- Sunday, 12/7 @ 4 – 6:30pm: Yuletide Festival – Music by Vineland Elementary, L A Ainger jazz band, Ukulele Band and closing out with Jonny Puma, along with games, crafts, clowns and of course Santa & Mrs. Claus. Still in planning stage.
- Presentation by Bertha Palmer.
- Emergency Response training by either CERT or Englewood Fire Dept.
- Concerns discussed of committee being spread too thin with number of scheduled dates and the amount of time we are taking up on the RWA calendar. No resolution.

- Sunshine Outreach – a group of varying volunteers to provide help to our residents, i.e. picking up medicines, weeding, etc. Looking into possibility of this outreach program.
- Gazebo Island Dedication – updating island is ongoing. Plan a dedicate once updates are complete.
- Art & Craft Show – early spring?
- Website Training - How to use RWA website, how to reach the event flyers and electronic voting. "Come Find Out What's New for Rotonda". No date set. Will coordinate with office staff and Election Committee.

New Business, voted in favor of:

- Continue our meetings on 1st Wednesday of each month at 9:30 am
- 1/13/26 @ 2pm – presentation about Human Trafficking
- 3/25/26 @ 4pm - Peace River Wildlife presentation (working with RWWC regarding fee)
- Christmas Parade fundraiser. Seeking Board approval.

COMPLIANCE REPORT
10/09/2025

Under Florida Statute Chapter 720.305(2)(b), the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met on October 02, 2025, to provide those residents of Rotonda West against whom the Board of Directors had imposed fines under the above-referenced Chapter 720.305(2)(b) on September 11, 2025 with an opportunity to appear before the Compliance Committee to contest the imposition of the fine(s). Before the above-referenced meeting of the Committee, the residents against whom the fines were imposed were given written notice of their right to appear before the Committee.

Freddie Crespole via Zoom, APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 05: Construction site not being maintained. A motion by Eugen Lerner, seconded by Robert Bondeson, to impose a violation fine of $700.00. The motion passed unanimously.

Eugene Apetenok via Zoom, APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 05: Construction site not being maintained. A motion by Robert Bondeson, seconded by Cheryl Lateer, to impose a violation fine of $700.00. The motion passed unanimously.

A motion by Robert Bondeson, seconded by Eugene Lerner, to CONFIRM the rest of the fines imposed by the Board of Directors on September 11, 2025. THE COMMITTEE VOTED UNANIMOUSLY TO CONFIRM.

Next meeting, October 30, 2025

A total of 4 violations to be voted on:

3 violations Section 05: Construction site not being maintained in an orderly manner.
1 violation Section 18 TCV

2 No show: 1 Section 05: Construction site not being maintained in an orderly manner. $50.00
1 Section 18: TCV $50.00

2 violations for Section 05: Construction site not being maintained in an orderly manner. $700.00 each approved.

The total fines voted on were $1,400.00. Total fines approved $1,400.00

10/09/2025

ROTONDA WEST BOARD OF DIRECTORS MEETING

RESIDENTIAL MODIFICATION COMMITTEE REPORT

Since the last board meeting on 09/11/2025, there have been 2 RMC meetings for September on 09/09/2025 and 09/23/2025

Total applications: 123

Resubmit	07 paint, fence, door, flagpole
Total disapproved	05 dog run, garden hoop, site screen, driveway chain
Tabled as incomplete	

CATEGORIES:

PAINT:	24	01 RESUBMIT
ROOF:	02	
FENCE/SITE SCREEN/WALLS:	32	03 RESUBMIT
DOORS/SHUTTERS:	20	02 RESUBMIT
CONCRETE/PAVER ETC:	11	
POOL/CAGE/LANAI/POOL HEATER:	06	
LANDSCAPE/CURBING/ROCK:	06	
MISC: FLAGPOLE, OUTDOOR KITCHEN. LIGHTHOUSE, PLANTER, DRIVEWAY CHAIN, GARDEN FRAME, WATER SOFTNER	13	01 RESUBMIT
GENERATOR:	05	
SOLAR:	01	
DOCK:	01	
SCREENED ENTRY:	02	

RESPECTFULLY SUBMITTED
BARBARA PESZKO, CHAIR

To: **Rotonda West Association Board of Directors**

From: **Election Committee – Dale Jensen, Chair**

Date: **October 9, 2025**

Subject: **Report to the Board**

Election Signs and RWA Common Areas

In 2023, a decision was made to allow the placement of candidate's election signs alongside the entrance to the RWA office and Community Center. Since I could not find any mention of this practice in any election-related document or the Sign Guidelines, I assume it was a one-time Board decision made under the auspices of *Section VII Campaigning Guidelines* of the *Rotonda West Association, Inc. Election Rules, Procedures and Political Campaign Guidelines*. That section states "Campaigning on Common Areas is not allowed without RWA and Board approval as defined and in compliance with RWA deed restrictions."

The Election Committee would like the Board to officially decide whether or not RWA election-specific political signs can be placed alongside the entrance to the RWA office and community center. In addition, since, by definition, that location is an RWA common area, if the Board approves the placement of signs at that location will the Board extend that permission to all common areas? If so, I would suggest that Broadmoor Park be excluded.

48

ROTONDA WEST ASSOCIATION, INC. – RESIDENTIAL MODIFICATION APPLICATION

This form must be completed and approved prior to the start of work on any property in the Rotonda West Association.

1. This application is good for six (6) months from the date of approval. All work must be underway or completed within this time frame. If work is not underway within the six (6) months, or there has been a change in the proposed modification, you must resubmit your application. If application is denied, it may be resubmitted to the Residential Modification Committee or appealed to the Rotonda West Board of Directors.
2. **A complete description and location of the proposed work, materials, and colors including any manufacturer's brochure must be submitted with each modification application. SEE CHECKLIST BELOW!**

It is the applicant's responsibility to ensure that all modifications comply with the specifications and requirements described in the Rotonda West Deed Restrictions and the Rotonda West Residential Modification Guidelines (www.rotondawest.org). In addition, it is the applicant's responsibility to comply with all Charlotte County requirements, including permits.

A $50 DOLLAR FINE WILL BE IMPOSED IF WORK IS STARTED BEFORE APPROVAL

Owner's Name KATHRYN COTA

Modification Address 153 ANNAPOLIS LN.

Subdivision OAKLAND HILLS Lot Number 145

Owner Phone 586-306-6814 Date of Request 9-4-2025

Email Address cota-kathryn@yahoo.com

Owner Signature Kathryn R. Cota

Contractor Name owner Phone 586-306-6814

Date Received 9/4/25 By T

Date Approved _____ Date Denied _____

Comments Section 9 deed restriction Accessory Building Page 1 deed restrictions No Greenhouse

√ CHECK LIST OF REQUIRED ITEMS:

PAINTING/RE-PAINTING AND PAINTING OF HOUSE, ADDITIONS AND/OR ACCESSORY STRUCTURES INCLUDING POOL CAGE, SCREENED FRONT ENTRY, GARAGE SCREEN(S)

_____Current color picture of exterior of house and roof
_____Sample of colors, indicating where base color and any trim color(s) will be applied
_____Current color picture of addition, accessory structure, screened front entry, garage screen(s), and/or pool cage denoting color/trim location, and materials that will be used.

DENIED
9/9/25
BP

NEW ROOF/RE-ROOF

_____Current color picture of exterior of house and roof
_____Sample of materials to be used and colors

GUTTERS/SOFFIT/FASCIA/LEAFGUARDS

_____Current color picture of exterior of house and roof
_____Site plan showing location of gutters, soffit/fascia/leaf guards along with colors to be provided

DOORS (Main Garage & Exterior including Screened Doors)/PAINTING OR REPLACING

____Current color picture of door & Sample of color (Painting)
____Current color picture of door & Photo example of door to be installed

DRIVEWAYS AND WALKWAYS INCLUDING DRIVEWAY EXTENSIONS

_____Working drawing/construction plan showing location of dwelling and all improvements, i.e. re-coating, Color stamping, painting, or installation of paver bricks to existing drive or walkway, including all specifications and colors.

_____Site plan, Survey or contractors plan for driveway additions or turn around area, any addition cannot exceed 9ft.

POOL OR PATIO CAGE *NO FLAT ROOFS, THIS INCLUDES ON ADDITIONS OR REPLACEMENT CAGES ALLOWED*

_____Working drawing/construction plan showing location of dwelling and all improvements, i.e. pool or patio cage to be added, all pool cages and extensions must have a mansard style roof

_____List of materials and color sample of pool or patio cage

_____Site Plan

SWIMMING POOLS, SPAS, AND HOT TUBS *ABOVE GROUND POOLS ARE NOT PERMITTED*

_____Must provide complete contractor plans, specifications, and a site plan

FLAG POLES, ANTENNAS, WEATHER STATIONS, AND RECEPTION OR TRANSMISSION DEVICES

_____Flag poles cannot exceed 20feet

_____Must be permanently tied down or mounted on a foundation so as to assure the rigidity and stability of structure

FENCES, SIGHT SCREENS, AND WALLS *WOOD OR GALVANIZED CHAIN LINK IS NOT PERMITTED*

_____Complete plans and specifications (e.g. colors, materials to be used, height, length)

_____Site plan showing location of fence/sight screen/wall

BOAT DOCKS AND OTHER CANAL AREA IMPROVEMENTS

_____Complete plans and specifications (e.g. colors, materials to be used)

_____Site plan showing location of dock/other canal area improvement

ACCESSORY STRUCTURES, I.E. ARBORS, CHILDRENS' PLAY SETS/HOUSES, TRAMPOLINES, GAZEBOS, PERGOLAS, TRELLISES, DECORATIVE STRUCTURE (FOUNTAINS, STATUARY, ETC.)

_____Complete plans and specifications provide explanation for securing or tying down to ensure rigidity and stability (e.g. colors, materials to be used)

_____Site plan showing location of accessory structure/decorative structure

SHELL AND ROCK LANDSCAPING

__✓__Complete plans and specifications (e.g. colors, materials to be used) HOOP HOUSE FRAME TO COVER EXISTING RAISED BEDS AND HOUSE MANY POTTED PLANTS.

_____Must include a maintenance plan

WINDOWS/STORM/SECURITY SHUTTERS

_____Complete plans and specifications (e.g. colors, materials to be used)

_____Site plan showing location of windows.

SOLAR AND PHOTO VOLTAIC PANELS

_____Complete plans and specifications (e.g. colors, materials to be used) and a site plan

_____ All ground mounted panels must be sight screened

PERMANENT GENERATORS/PROPANE TANKS – WATER SOFTENER SYSTEMS, ETC.

_____Complete plans and specifications as supplied by the contractor, (e.g. colors, materials to be used) and a site plan that shows the exact location of same

_____Must be placed on a concrete pad and sight screened submitted with application

***Deadline for submission is 12 noon the Friday before the Residential Modification Committee (RMC) meeting. The RMC meets the 2nd and 4th Tuesday of the month at 9am.**

Hoop House Frame with 40% Sunshade

Proposal: Cover current 8' x 8' raised garden bed area to prevent plants From excessive heat and sunlight. The intent is to also house potted Plants from the strong sun and heat.

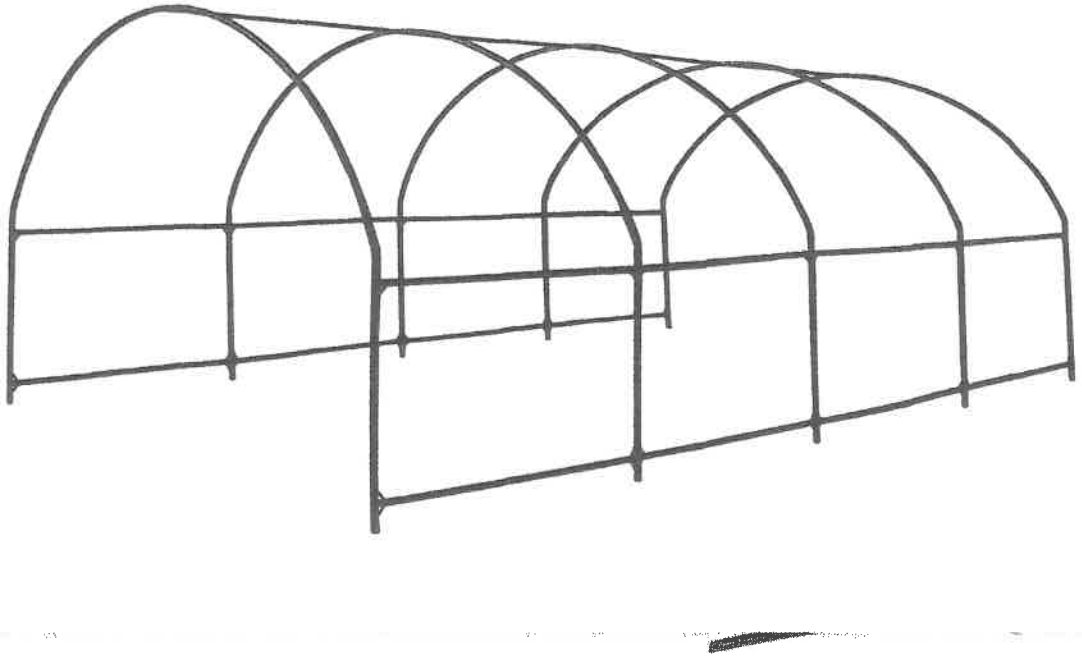
Sun shade or shade fabric will be attached to the frame with zip ties so it Can be removed in the event of a hurricane.

The hoop house frame will be secured with 8" ground screw anchors and carabiners to attach to the anchors.

There will be no roll up door or cover, just a fabric sun shade over the Hoop House Frame.

My home back ups to the greenbelt.

yardgrow large garden support arch frame



YardGrow Greenhouse Frames for Larger Hot Garden House Support Arch Frame Climbing Plants/Flowers/Vegetables Outdoor (20x10x7 FT)

Item Shape:20x10x7 FT

$179.54

FREE delivery September 4 - 5.

Quantity: 1

Add to Cart

Buy Now

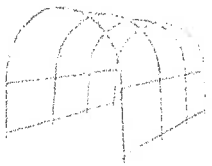
YardGrow

Add to List

Color	Army green
Brand	YardGrow
Product Dimensions	144"L x 84"W x 84"H
Door Style	RollUpDoor
Cover Material	Polyvinyl Chloride (PVC,

About this item

- Easy to set up and portable idea for garden & backyard.
- Heavy-Duty greenhouse replacement frame, used to support the continuous growth of plants,vegetables and flower
- Steel tube 25/25/16mmx0.6mm with green powder coated.
- Search for B08J721YD8 Green Cover
- Multipurpose: Garden&Backyard,Christmas&Halloween Decor,Chicken Run, Walk-thru tunnel.

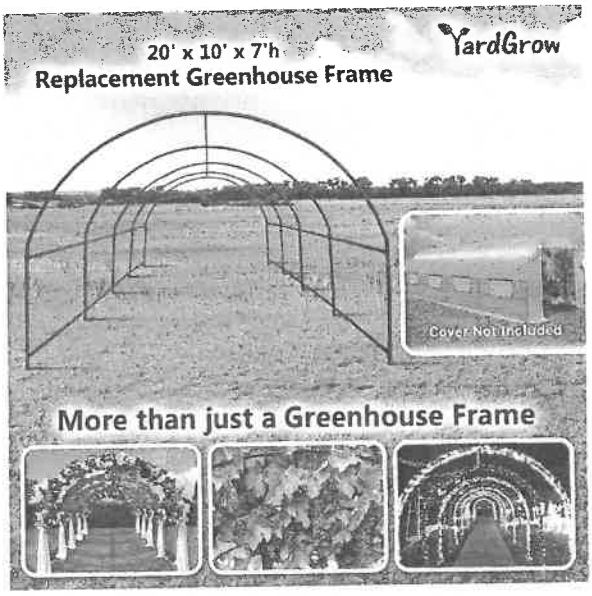


BenefitUSA Green House Replac...

3.0

$84.99

Sponsored



Click to see full view

YardGrow Greenhouse Frames for Larger Hot Garden House Support Arch Frame Climbing Plants/Flowers/Vegetables Outdoor (20x10x7 FT)

Brand: YardGrow

4.2 17 ratings

$179.54

Get $80 off instantly: Pay $99.54 upon approval for the Amazon Store Card.

Item Shape: **20x10x7 FT**

10x7x6 FT $107.89	**12x7x7 FT** $85.99 ~~$102.89~~
16x7x7 FT $135.89	**20x10x7 FT** $179.54
24.6x10x7 FT $204.89	

Color	Army green
Brand	YardGrow
Product Dimensions	144"L x 84"W x 84"H
Door Style	RollUpDoor
Cover Material	Polyvinyl Chloride (PVC)

About this item

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- Steel tube 25/25/16mmx0.6mm with green powder coated.
- Search for B08J7Z1YD8 Green Cover
- Multipurpose: Garden&Backyard,Christmas&Halloween Decor,Chicken Run, Walk-thru tunnel.

Report an issue with this product or seller

$179.54

FREE delivery **August 28 - 29.** Details

Delivering to Valrico 33594 - Update location

Only 5 left in stock - order soon.

Quantity: 1

Add to Cart

Buy Now

Ships from	YardGrow
Sold by	YardGrow
Returns	30-day refund/replacement
Payment	Secure transaction

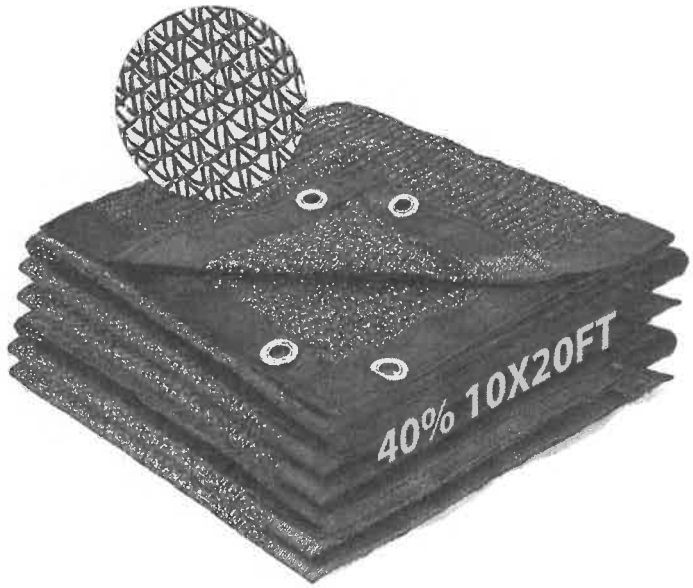
Add to List

90 lbs.

Sponsored

Shop now

Sponsored



Click to see full view

3 VIDEOS

Kesfitt Garden 40% Shade Cloth, Resistant Sun Shade Net 10x20FT Mesh Tarp with HDPE Material and Reinforced Grommets Shade Trap for Greenhouse, Plant, Pergola, and Backyard Patio Sunshade

Visit the Kesfitt Store

4.6 1,136 ratings

300+ bought in past month

-39% $16.99

List Price: ~~$27.99~~

Get Fast, Free Shipping with Amazon Prime
FREE Returns

Save 10% on 2 select item(s) Shop items ›

Get $80 off instantly: Pay $0.00 upon approval for the Amazon Store Card.

Size: **10ftx20ft**

6.5ftx10ft $11.99 ~~$13.99~~	**8ftx20ft** $15.99 ~~$25.99~~	**10ftx20ft** $16.99 ~~$27.99~~	**12ftx12ft** $17.99 ~~$22.99~~
14ftx20ft $19.99 ~~$32.99~~	**20ftx20ft** $24.99 ~~$35.99~~	**20ftx30ft** $29.99 ~~$44.98~~	**20ftx48ft** $36.99 ~~$47.99~~

Bundles with this item

Kesfitt Garden 40% Shade Cloth & 16Mil...
-15% $57.99
List: ~~$67.98~~

Kesfitt Garden 40% Shade Cloth & 16Mil...
-12% $59.99
List: ~~$67.98~~

prime

Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.

Join Prime

$16.99

Get Fast, Free Shipping with Amazon Prime
FREE Returns

FREE delivery Monday, August 25 on orders shipped by Amazon over $35

Or Prime members get FREE delivery **Tomorrow, August 21.** Order within 8 hrs 48 mins. Join Prime

Deliver to Rotonda West 33947

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from	Amazon
Sold by	Kesfitt Patio Direct
Packaging	Ships in product packaging
Payment	Secure transaction

Add a gift receipt for easy returns

Brand	Kesfitt
Material	40%
Water Resistance Level	Waterproof
Item Weight	600 Kilograms
Product	240"L x 120"W

See more

About this item

- Perfect Sunblock Effect: Our sun shade cloth size is 10ft*20ft, made of high-quality HDPE UV-protection polyethylene material, can provide 40% sun shading rate and 100% anti-fading of ultraviolet, the effect of shading and heat insulation has been strengthened unprecedentedly.
- Longer Service Life: This anti-aging & high-quality shade cloth, equipped with solid copper metal grommets on the edge, can solve the problems of aluminum lock deformation in the market. The four corners of the cloth surface are crossing sewed and reinforced, which can enhance the endurance of pulling.
- Adapt to Extreme Weather: Breathable material and mesh tarp structure design can quickly exhaust and ventilate in the wild windy weather,rain can pass through the cloth in rainstorm, so it provides super wind and rain proof performance.
- Easier Installation: Our mesh tarps for shade increase the number of fixed copper buckles to 18, and two buckles are set at each corner of the cloth surface.the buckles on four sides are evenly distributed every 3.3ft to ensure uniform stress, so you only need to hang or fix the rope easily when installation.
- Wider Usage: It can be used for extreme weather protection such as plants and fruits, sunshade in arbor, swimming pool and courtyard activity area, pet house and even courtyard sunshade for car.

Sponsored

Customers usually keep this item

This product has fewer returns than average compared to similar products.

Report an issue with this product or seller

Consider a similar item

Choice



winemana 40% Black Shade Cloth, 10 x 12 FT Durable Mesh Tarp with Grommets, Resistant Garden Sun Shade Netting, Shading Antifreezing for Pergola, Greenhouse, Plants Growing, Chicken Coop

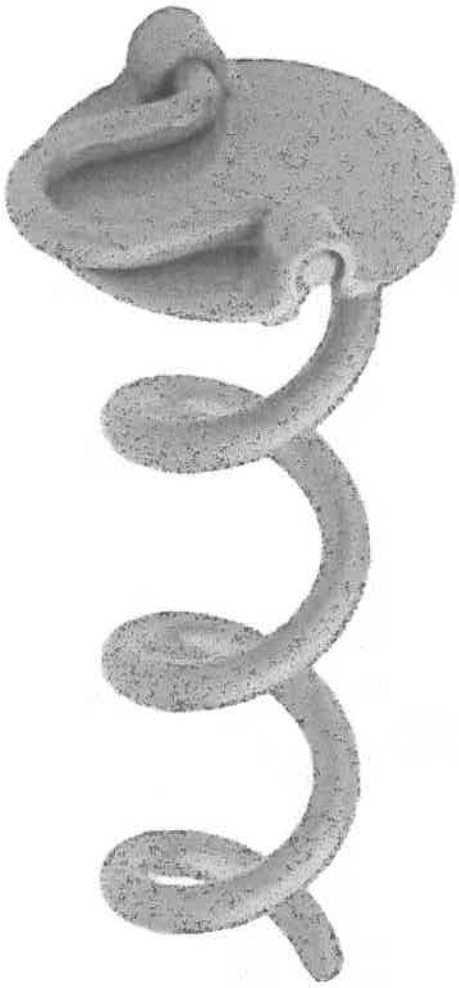
(11525)

$19.94

3 sustainability features

8" STEEL FOLDING RING
SPIRAL GROUND ANCHOR





Hover Image to Zoom

Share Print

$8.48

- Screw-In ground anchor for normal and compact soils
- 125 lb. pull force provides a secure tie down
- Great for storm prep, canopy, sheds, trees, and yard decor
- View More Details

Pickup at
North Hollywood/Stirling Delivering to 33020

Ship to Store
Sep 10 - Sep 12
7,057 available
FREE

Delivery
Sep 9 - Sep 11
7,057 available
FREE

Check Nearby Stores Delivery Details

− 1 + Add to Cart

PayPal

Pay in 4 interest-free payments on purchases of $30-$1,500 with PayPal.

Free & Easy Returns In Store or Online
Return this item within **30 days** of purchase.
Read Return Policy

ROTONDA WEST ASSOCIATION INC
646 ROTONDA CIRCLE
ROTONDA WEST, FL 33947

CENTENNIAL BANK

Complete Lockbox Association Services System

1004222801/00001004027801/01111

Example Homeowner
123 Rotonda Way
ROTONDA WEST, FL 33947

PAYMENT NOTICE

ROTONDA WEST ASSOCIATION INC

MAINTENANCE PAYMENT

Your association has submitted this payment notice for assessment dues.

UNIT ID: 1004027801 POSTING ID: 00001004027801 PAYMENT ACCOUNT NUMBER: 10741601015

PAYMENT OPTIONS

Coupon and Check

- Make the check payable to ROTONDA WEST ASSOCIATION INC.
- Mail your check and the payment coupon below using the mailing envelope provided. Do not mail cash.
- For checks drawn on a Canadian bank account, please write "U.S. Funds" on your check.
- All post-dated checks will be processed on the day they are received. Post-dated Canadian checks will be returned to the homeowner.

Bill Pay

- When using a bill pay provider to make your association payment, please refer to the information below:

Payment Account Number:	10741601015 This number is unique to each payment obligation and property address.
Payee:	ROTONDA WEST ASSOCIATION INC
Payee Address:	PO BOX 30061 TAMPA, FL 33630-3061
Payee Phone Number:	(866) 227-0441 (Phone number is for Bill Pay setup information only.)

- Bill pay payments typically take longer to process, make your payments well in advance of the due date to avoid any late fees.

Online Payments

- Make your association payment online using your credit card, debit card, or U.S. bank account information.
- Visit https://my100epay.com

IMPORTANT REMINDERS

- All questions regarding your association or payments should be directed to:
  The association or management company.
- If you are using an electronic means to make your association payment and sell your unit, please be sure you cancel your electronic payment to prevent future debits to your bank account.

PAYMENT INFORMATION

Due Date: 01/01/26 Payment #: 1 Amount: $ 190.00 Date Paid: _____ Amt Paid: _____ Check #: _____

<<<<<<<<<< TEAR HERE >>>>>>>>>>

<<<<<<<<<< TEAR HERE >>>>>>>>>>

Name: Example Homeowners

Payment Account #:	10741601015
Unit ID:	1004027801
Posting ID:	00001004027801

*****3788-01111-002957

MAKE CHECKS PAYABLE TO:

ROTONDA WEST ASSOCIATION INC
PO BOX 30061
TAMPA, FL 33630-3061

	Due Date:	01/01/26
	Payment #:	1
Check #:		Amount
Amt Paid:		**$ 190.00**

Coupon must accompany check. Do not fold, staple, or tear.

DO NOT mail correspondence with payments.

1110741601015001620630000100402780100000190000000000000

Rotonda West Association, Inc.

HOW CAN I PAY?

If you have already paid for your 2026 RWA Annual Assessments, thank you for your early payment.

FEES
Each full lot: $190
Half lot: $95
Annual Assessment due: January 1st
$25 late fee applied after Feb. 15th

OPTION 1: *Payment by Check and Coupon*

- Include a coupon with your check
- All checks must be payable to the RWAI
- Foreign checks must have U.S. Dollars written on the check
- ***Do not send post-dated checks.*** Checks will be processed same day they are received
- Mailing labels are attached to the left side of the coupon

MAILING ADDRESSES:

Rotonda West Association
P.O Box 30061
Tampa, FL 33630-3061

OR

Rotonda West Association
P.O. Box 425
Placida, FL 33946

OPTION 2: *Drop off Payment*

- Drop off payment at the office located at:
  646 Rotonda Circle
  Rotonda West, FL 33947

OPTION 3: *Pay by Credit/Debit Card/ACH*

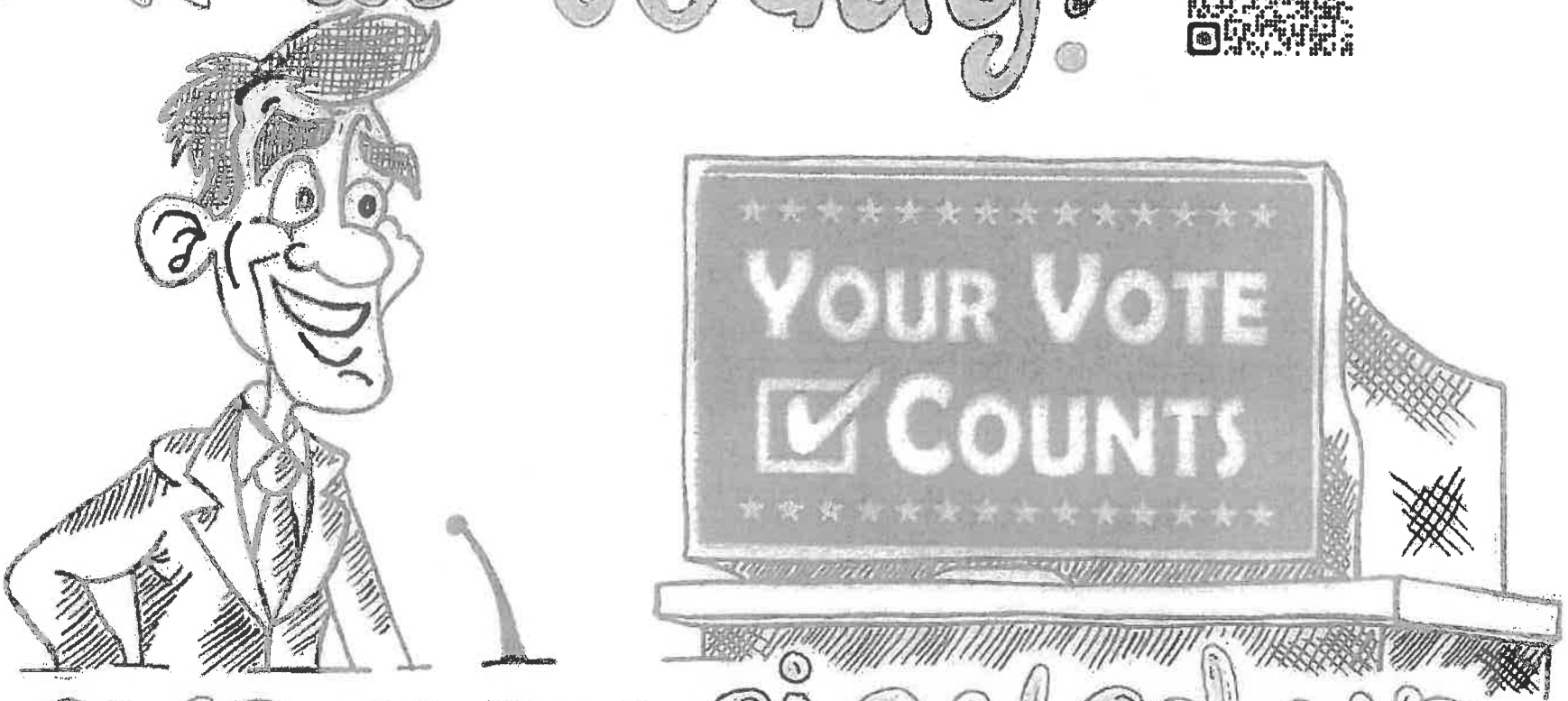
You can access the site by going to: www.rotondawest.org (or scan the QR Code above)

- Click *"make payment"* in the upper left corner.
- Your **ACCOUNT NUMBER** is the **"UNIT ID"** on the coupon
- A 3.95% convenience fee will be added to your credit/debit card payment
- A $2.95 convenience fee will be added using your check account information (ACH) payment

If you need further information or assistance, please contact our office at (941) 697-6788 or email Jenny at jenny@rotondawest.org.

ask us today!

Scan the QR Code



have you signed up for e-voting?

Rotonda West Association, Inc.

FAQ'S (FREQUENTLY ASKED QUESTIONS)

Is Rotonda West Association, Inc a Deed Restricted community?

Yes, the purpose of these Restrictions is to produce an orderly and desirable community to protect and enhance property values in Rotonda West, Florida. Deed Restrictions can be found on our website at www.rotondawest.org. More information can be found on the back of this page.

Is there an Administrative Office for the Homeowner's Association?

Yes! This is a great benefit, considering we are centrally located right in Rotonda West. The Association is self-managed, which helps keep our yearly assessments low. Office hours are Monday through Friday 8am – 4pm. For the address and phone number, see bottom of the page. We encourage you to visit the Community Center and Broadmoor Park that are located near our office.

How can I stay informed about meetings/events/community notices?

The Association provides a great way to communicate with all its members. *Sign up for Constant Contact through our website* or call the office. You will then receive all notices right to your email. On our website under *Rotonda Happenings* there is information on what is happening within the community. For a list of upcoming events and meetings, please select the *Calendar* tab on the top right of the webpage. If you are unable to attend a meeting in person, you may participate via Zoom which can be found by clicking on the meeting link in the *Calendar*. You can also watch the recording live or view later.

May I park my RV/Boat/Trailer in my driveway?

Yes, but you must obtain a parking pass in advance by coming into the Administration Office that is located at 646 Rotonda Circle. Parking passes are valid for eight (8) days per month.

When is the trash picked up in Rotonda West?

Trash, recyclables, and yard waste are collected every Tuesday by Waste Management. Be sure to place all trash/yard waste at the curb on Monday night, no later than Tuesday morning by 5am. For bulk pickup, please contact Waste Management at (941) 629-1106 and contact RWA to inform us of the bulk pickup. *Helpful hint: A few mothballs in your trash bag will keep the birds and critters from tearing them open.* Reminder: Garbage cans must not be visible from the street, except Monday through Wednesday. This is a Deed Restriction Violation and a fine will be imposed.

Do I need RWA approval before making any changes/alterations/modifications to the exterior of my property?

Yes, you must first be approved by the RWA Residential Modification Committee. The *Residential Modification Guidelines* may be viewed on our website. An application is required **before** any work is started. Applications are available at the RWA office or online at https://rotondawest.org/applications-forms/. There is no fee for this application, however, a $50 fine will be imposed if the work begins before the RMC approval is issued. The RMC meets twice a month, 2nd and 4th Tuesday. Once approved, the application is good for 6 months.

A Friendly Reminder to the RWA Membership from the Deed Restriction Committee

Over the past 12 months, the deed restriction committee has found that 80% of the deed restriction violations in Rotonda West fall into four categories:

- Garbage and recycling containers
- Illegal parking.
- Exterior modifications performed without an approved Residential Modification application.
- Invasive, non-native vegetation growing on unimproved lots.

With that in mind, we would like to take this opportunity to remind you of the rules and regulations pertaining to those categories.

Garbage and recycling containers (Reference: *Amended Restatement of Restrictions for Rotonda West, Section 18, Garbage and Recycling/Outside Equipment*).

Except on the day immediately preceding the day of collection and the day of collection, garbage and recycling containers shall be kept either inside the garage, behind landscape shrubs, or within a fenced area not visible from the street. In Rotonda West, the normal day of collection is Tuesday, which means you can place your containers outside on Monday, but must return them to a place of concealment by the end of the day on Tuesday.

Illegal Parking (Reference: *Amended Restatement of Restrictions for Rotonda West, Section 24, Vehicle Operation and Parking, Subsections b, c, and d*).

All vehicles, other than automobiles, pick-up trucks, SUVs, vans, motorcycles, or other vehicles as may be approved from time to time at the sole discretion of the Grantor/Developer or Association, must be parked in a fully enclosed garage. Any vehicle containing any commercial advertising signage parked on a driveway overnight cannot exceed four wheels. Box trucks are prohibited.

No vehicle may be parked on any lawn, road right of way, easement, or Unimproved Lot/Tract, except on a temporary basis, not to exceed twelve (12) hours, and only for the necessary construction, repair or maintenance of an Improved Lot/Tract or Unimproved Lot/Tract. Approval from the Owner of the Unimproved Lot/Tract must first be obtained before parking on an Unimproved Lot/Tract.

Any vehicle not required to park in a garage must park on a driveway, or on a contiguous turnout or turnaround area. A driveway or a contiguous turnout or turnaround area are defined as a concrete surface or paver bricks that provide continuous access to a garage except for expanded driveways as herein provided.

Exterior modifications performed without an approved Residential Modification Application (Reference: *Rotonda West Association, Inc. Residential Modification Committee Guidelines, Section 1, Exterior Additions, Alterations and Modifications*).

A Residential Modification Application must be submitted, reviewed, and approved by the Residential Modification Committee (the "RMC") prior to making any additions, alterations or modifications to any Dwelling, Addition, Accessory Structure, or Improvement on a Lot/Tract within Rotonda West. There is no charge for the Residential Modification Application, however, a fine may be imposed if the work begins before the application is submitted and approved.

Unimproved lots with invasive, non-native vegetation, e.g., Brazilian pepper plants, melaleuca, present (Reference: *Amended Restatement of Restrictions for Rotonda West, Section 16, Dwelling Maintenance, Landscaping and Lot Care, Subsection b*).

As always, should you have any questions concerning these rules and regulations, please call the Rotonda West Association office at (941) 697-6788.

Thank you.

Deed Restriction Committee

Rotonda West Association, Inc.

PERMANENT ADDRESS CHANGE FORM

"Seasonal" mailing addresses not acceptable

(PLEASE PRINT CLEARLY)

Name: _____ Account Number: _____

Rotonda West Property Address: _____

Home Phone Number: _____ Cell Phone Number: _____

Email Address: _____

OLD MAILING ADDRESS

Old Mailing Address: _____

City: _____ State: _____ Zip Code: _____

NEW MAILING ADDRESS

New Mailing Address: _____

City: _____ State: _____ Zip Code: _____

_____ _____

Signature Date

Please mail, fax, hand deliver, or scan to email this **signed** document to:

Attention: Jenny Bulle

Rotonda West Association, Inc.

646 Rotonda Circle, Rotonda West, FL 33947

Email Address: Jenny@rotondawest.org

Rotonda West Association, Inc

2026 Budget Highlights

Income *(Highlights, not all income listed)*

Assessments	$1,527,600	Other Income Streams	$40,000
Interest	$40,000	Clean Site Deposit	$38,000
Estoppels	$143,000	Community Center Rental	$9,000
Transfer Fee	$143,000	Collections on Delinquent Accts	$25,000
Deed Restrictions Fines	$153,000		

Total Income $ 2,114,600

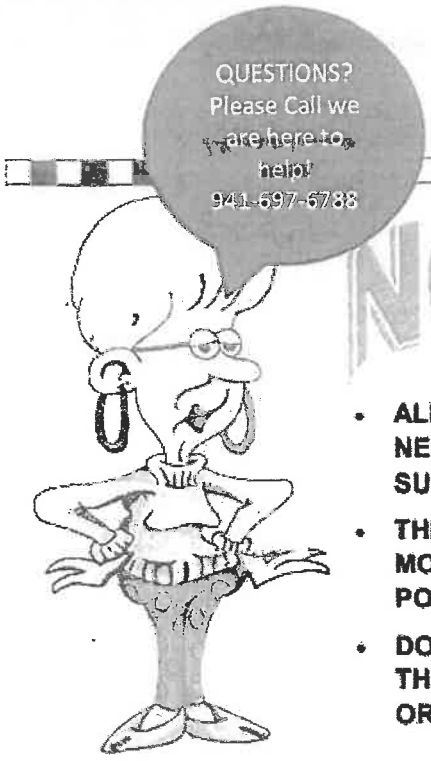
Expenses *(Highlights, not all expenses listed)*

Aquatic Contract	$200,000.00	Audit Expense	$15,000.00
Canal Bank Mowing	$85,000.00	Legal	$100,000.00
Utilities	$40,000.00	Employee Wages & Benefits	$940,000.00
Insurance	$87,000.00	Independent Contractors	$18,000.00
Bad Debt Expense	$59,600.00	Taxes & Licenses	$70,000.00
Section 16 -Dwelling/Lot Care	$30,000.00	Office Expense	$20,000.00
Office Equipment	$20,000.00	Community Relation Comm	$42,000.00
Fuel	$30,000.00	Tech Support	$20,000.00
Maintenance Parts	$45,000.00	Printing & Postage	$70,000.00
Landscape Maint & Repair	$25,000.00	Comm Ctr/Admin Bldg Exps	$20,000.00
Election Expense	$12,000.00		

Reserve Funding $130,000

Total Expenses $ 2,114,600

Estimated amount calculated based on data collected from previous years.



NORMA

NORMA LIKES THINGS THAT ARE FREE!

- **ALL MODIFICATIONS TO THE OUTSIDE OF YOUR HOME NEED TO BE APPROVED. FOLLOW THE RULES AND SUBMIT A RESIDENTIAL MODIFICATION APPLICATIION.**
- **THERE IS NO CHARGE FOR SUBMITTING A RESIDENTIAL MODIFICATION APPLICATION. IT IS ABSOLUTELY, POSITIVELY FREE!!**
- **DOWNLOAD AND PRINT OUT YOUR APPLICATION FROM THE ROTONDA WEST WEBSITE: rotondawest.org OR STOP IN THE BUSINESS OFFICE AND PICK ONE UP.**

Online Application Process

www.rotondawest.org
Living Here (tab)
Residential Modification Application (drop down box)
Complete Online: complete all areas with *

Scroll down to: **Checklist of Required Items** – Select and check off area pertaining to your project.

Scroll down to: **Supporting Documents** – Upload requested information.

More detailed information may be added in the Additional Comments section.

Scroll to the bottom of application and select **SEND** – (if done correctly) a message will appear **"Great! Thanks for filling out my form!"**

The Residential Modification Committee meets twice monthly on 2nd & 4th Tuesday.
The decision of the committee will be emailed to you during the week following the meeting.

2025

Meetings	**Deadline (NOON) for Applications**
October 14	October 10
October 28	October 24
November 25	November 21
December 9	December 5
December 23	December 19

Hard Copy Application can be found on the website or in the office.

ROTONDA WEST ASSOCIATION, INC, - RESIDENTIAL MODIFICATION APPLICATION

This form must be completed and approved prior to the start of work on any property in the Rotonda West Association.

1. This application is good for six (6 months from the date of approval. All work must be underway or completed within this time frame. If work is not underway within the six (6) months, or there has been a change in the proposed modification, you must resubmit your application. If application is denied, it may be resubmitted to the Residential Modification Committee or appealed to the Rotonda West Board of Directors within 14 days of denial.
2. **A complete description and location of the proposed work, materials, and colors including any manufacturer's brochure must be submitted with each modification application. SEE CHECKLIST BELOW!**

It is the applicant's responsibility to ensure that all modifications comply with the specifications and requirements described in the Rotonda West Deed Restrictions and the Rotonda West Residential Modification Guidelines (www.rotondawest.org). In addition, It is the applicant's responsibility to comply with all Charlotte County requirements, including permits.

A $50 DOLLAR FINE WILL BE IMPOSED IF WORK IS STARTED BEFORE

Owner's Name _____

Modification Address, _____

Owner Phone _____ Date of Request _____

Email Address _____

Owner Signature _____

Contractor Name _____ Phone _____

Date Received _____ By _____

Date Approved _____ Date Denied _____

Comments _____

__CHECK LIST OF REQUIRED ITEMS:

PAINTING/RE-PAINTING OF HOUSE, ACCESSORY STRUCTURES, DRIVEWAYS, POOL CAGES, SCREENED FRONT

_ Current color picture of exterior of house and roof
_ Sample of colors, indicating where base color and any trim color(s) will be applied
_ Current color picture of house, accessory structure, driveway, screened front entry, garage screen(s), and/or pool cage denoting color/trim location.

NEW ROOF/RE-ROOF/COMPOSIT LANAI ROOFS

___ Current color picture of exterior of house and roof
___ Sample of materials to be used and color

SCREENED ENTRYWAY/GARAGE SCREENS/EXTERIOR SCREENED DOORS

_ Current color picture of area to be screened
___ Plans & Specifications

DOORS (Main Garage & Exterior) PAINTING OR REPLACING

___ Current color picture of door & Sample of color (Painting)
___ Current color picture of door & Photo example of door to be installed

FENCES, SIGHT SCREENS. AND WALLS WOOD OR GALVANIZED CHAIN LINK IS NOT PERMITTED

___ Complete plans and specifications (e.g. colors, materials to be used, height & length, no slatted chain link allowed)
___ Site plan showing location of fence/sight screen/wall

DRIVEWAYS/WALKWAYS/PATIOS, INCLUDING DRIVEWAY EXTENSIONS & Parking

_ Working drawing/construction plan showing location of dwelling and all improvements
_ Color stamping, painting, or installation of paver bricks include specifications and colors
_ Site plan, survey or contractors plan for driveway additions or turn around area. any addition cannot exceed 9 ft.

POOL OR PATIO CAGE NO FLAT ROOFS. THIS INCLUDES ADDITIONS OR REPLACEMENT CAGES

_ Working drawing/construction site plan showing location of dwelling and all improvements, pool, or patio cage to be added, all pool cages and extensions must have a mansard style roof
___ List of materials and color sample of pool or patio cage

SWIMMING POOLS. SPAS, AND HOT TUBS ABOVE GROUND POOLS ARE NOT PERMITTED

_ Must provide complete contractor plans, specifications, and a site plan.

FLAG POLES, ANTENNAS, WEATHER STATIONS, AND RECEPTION OR TRANSMISSION DEVICES

_ Flag poles cannot exceed 20 feet
___ Must be permanently tied down or mounted on a foundation to assure the rigidity and stability of structure
___ Site plan

BOAT DOCKS AND OTHER CANAL AREA IMPROVEMENTS

_ Complete plans and specifications (e.g. colors, materials to be used)
___ Site plan showing location of dock/other canal area improvement

ACCESSORY STRUCTURES, I.E. SUN SAILS, ARBORS, CHILDRENS' PLAYSETS/HOUSES, TRAMPOLINES, GAZEBOS, PERGOLAS, TRELLISES, DECORATIVE STRUCTURE (FOUNTAINS, STATUARY. ETC.

_ Complete plans and specifications provide explanation for securing or tying down to ensure rigidity and stability (e.g. colors, materials to be used)
___ Site plan showing location of accessory structure/decorative structure

RECREATIONAL EQUIPMENT AND PUTTING GREENS

_ Recreation activity equipment, including but not limited to, putting greens, soccer nets, bocce ball courts, horseshoe pits, *permanent basketball hoops and trampolines, *may be permitted, with RMC approval.
No permanent equipment in front of dwelling or garage. No portable basketball equipment/hoop may extend over roadway.
__ Site Plan, Materials and how the equipment will be secured

SHELL AND ROCK LANDSCAPING

_ Complete plans and specifications (e.g. colors, materials to be used)
___ Must include a maintenance plan

STORM/SECURITY SHUTTERS

_ Complete plans and specifications (e.g. colors, materials to be used)
___ Site plan showing location of windows.

SOLAR AND PHOTO VOLTAIC PANELS

_ Complete plans, specifications, and a site plan
___ All ground mounted panels must be sight screened

PERMANENT GENERATORS & PROPANE TANKS

_ Complete plans and specifications as supplied by the contractor, and a site plan that shows the exact location of same
___ Must be placed on a concrete pad

***Deadline** for submission is 12 Noon the Friday before the Residential Modification Committee (RMC) meeting.
The RMC meets the 2nd & 4th Tuesday of the month at 9am.