

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

Board of Directors Meeting

Thursday, October 9, 2025 – 2:00 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Sue Taylor, Dale Jensen, Paul Slovinkski, Janet Mamon, Bob Bondeson, Gwen Grace, Kathryn Cota, Grace Chetcuti, Karen Hoover, Lance Petty, Randy Keller. (Zoom)
Amanda Stuever, Eugene Learner, Tammy Birdsong, Kevin Corrigan, Cheryl Lateer.

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 Harvey moved the Board to approve the BOD Meeting Minutes for September 11, 2025, and the Motion was 2nd by Director Eldred. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Janet Mamon – 42 Medalist Terrance addressed the Board representing the Rotonda West Christmas Parade and this year theme is rocking through the holidays a fifty and sixty Christmas. Last year there were forty-two floats in the parade. It is a great way to gather the community together to celebrate. Parades are fun but not free and the budget has not been increased and some of the monies have come out of the pocket of the Chairpersons. We would like to encourage other people to put entries into the parade and thought it might get people to participate more if there were monetary prizes. Secondly at the end of the parade there will be photos with Santa and Cert. comes out and does offer some free things. We have sponsors and contributions from the Board but there is still a deficit between \$1620.00 and \$2900.00 that is needed to be raised or would like to raise funds through sponsorships and would like to offer different levels of sponsorships. What am I asking if it would be OK to encourage sponsorships and fundraisers or is it possible to increase the funds in the budget? If we had extra funds money would go to an organization like Toys for Tots or needy children in our community to make their Holiday better.

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 86. If confirmed by the Compliance Committee, these fines shall be automatically imposed.

- Director Harvey made a motion to approve the Deed Restriction Violations and Director Orchard 2nd the Motion. Motion Unanimously Approved

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

No Report.

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

No Report.

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.

Director Orchard addressed the Board on behalf of Janet Mamon needs for the Parade Committee, and they would like to do a fund raiser this year and would like to get sponsorships if not for this year it will help for next year.

- Director Orchard made a motion to approve the Parade organizers to do a fundraisers Motion, Director Eldred second the motion.
Motion approved 5-2. Director Besase no: Director Eldred yes: Director Harvey no: Director Kelly yes:
Director Orchard yes: Director Traverso yes: President Van Scyoc yes.

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)

No Report.

Election Committee Dale Jensen (Chair)

Ms. Jensen provided a written report attached to these minutes. He expressed that campaign signs should only be able to be posted in common areas with RWA approval and some exceptions. Rally event must be approved by the BOD, and each candidate can have campaign signs in common areas 1 sign per common area.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS

1.) Kathryn Cota of 153 Annapolis Lane to appeal Residential Modification application decision. The Residential Modification committee denied the hooped house to cover raised bed plantings. Ms. Cota asked for the Board of Directors to overturn the Residential Modification Committee decision.

- President Van Scyoc made motion to sustain the opinion of the committee. Director Kelly second the motion. Motion Unanimously Approved.
Appeal denied

2.) Review of 2026 assessment mailing packets reviewed by Board of Directors.

The assessment will be the same as last year. Director Havey suggested that we do something with the voting page with a link or code to enter to sign up for e-voting.

MEMBERS INPUT (Non-Agenda Items)

Sue Taylor – 12 Fairway Rd addressed the BOD stating her concern about rentals in Rotonda West. There is a house on the street -23 Fairway Rd. that is rented out for the next six weeks it has been loud parties with 10 cars on the front yard. She came to the office and asked what they can do, their response was that the homeowner is responsible, unless they have broken RWA rules there is nothing that can be done. President Van Scyoc response was nothing we could do we do not have control over members rentals. RWA can only fine the owner if RWA rules, restriction or guidelines have been violated. Ms. Taylor asked if a County Tourist Tax could be collected. She expressed she did not know that there were so many rental properties in RWA. President Van Scyoc responded that there is not a renter handbook or rule book, but they can fine the owner for the violation for parking in the yard, also could contact the police for the noise.

Gwen Grace – 50 Club House Rd. address the BOD about signs not election signs, signs for the RW women’s club, we have several events coming up on October 26, for Scholarships. The other event is the Annual Holiday Bazaar on November 8, that we have every year, and the monies will go to local charities. I would like BOD

approval, the signs will be put up the week before the event, so they are not up long term. This will be the same time as putting up the signs for the RWA Open House event. President Van Scyoc expressed that the BOD does not have to approve of the signs this can be done through the office with Manager Hedges. Manager Hedges said that he would approve of the signs that can be posted for the events.

Lance Petti – 79 Mark Twain Lane addressed the BOD again about the concerns about the “dilapidated monster next door to his house.” Trying to come up with ideas on how to handle this situation. “I know and believe you are fining the owner; I wish the funds from the fines would be used to improve the properties.” Manager Hedges replies that RWA cannot spend good HOA money on these homes that do not belong to RWA and there is a set process that is followed to obtain the properties. RWA is doing what we can, they have put liens on these houses starting the foreclosure process. If you want to set up a meeting and can go through it with you. A new Attorney firm has been hired for these construction foreclosures.

RESPONSE TO MEMBER’S INPUT

None.

DIRECTOR INPUT

None.

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

ADJOURNMENT Meeting adjourned at 3:17PM

Next Board Meeting: 13 November 2025, 2:00 PM

Respectfully Submitted,

Denise Huffman Minutes Clerk

Attachments: Agenda, Minutes, Reports