



ROTONDA WEST ASSOCIATION, INC.

NOTICE OF ANNUAL MEETING

NOTICE is hereby given that the Annual Meeting of the Rotonda West Association, Inc. will be held on Thursday, December 4, 2025, starting at 6:00 pm at the Rotonda West Community Center, 646 Rotonda Circle, Rotonda West, Florida. Voting in person will be from 6:00 pm until 6:45 pm only at the Rotonda West Community Center. There are four (4) candidates for the two (2) open Board positions. Following a recess while in-person voting takes place, the Annual Meeting will resume at 7:00 pm at the Rotonda West Community Center. The meeting agenda includes the following:

Rotonda West Community Center starting at 6:00 pm:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Proof of Notice of Meeting
5. Consideration of rollover of excess net membership income
6. Casting of in-person ballots commences
7. Recess of meeting to allow for In-Person voting proceeds.

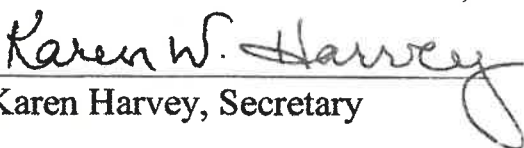
****NO IN-PERSON BALLOTS WILL BE ACCEPTED AFTER POLL CLOSES AT 6:45 p.m.****

Rotonda West Community Center starting at 7:00 pm and continuing until adjournment:

8. Call for resumption of meeting
9. Pledge of Allegiance
10. Roll Call
11. Proof of Notice of Meeting
12. Treasurer's Report
13. Reports of officers and/or committees
14. Announcement of voting results
15. Any other business to come before this Board
16. Adjournment

Dated: December 04, 2025

ROTONDA WEST ASSOCIATION, INC.


Karen Harvey, Secretary

www.rotondawest.org

646 Rotonda Circle • Rotonda West, Florida 33947 • (941) 697-6788 • Fax: (941) 697-0788

Rotonda West is a Deed Restricted Planned Community

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 Hoover, 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 Harvey 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 Harvey 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

ROTONDA WEST ASSOCIATION, INC.

TREASURER'S REPORT
10/01/2025 THRU 10/31/2025

1003 - Petty Cash - Operations \$ 200.00
1007 - CDARS Program - **Operating** \$ 900,000.00
1011 - Centennial Operating #2 Sweep (~3.5%) \$ 426,502.92
As of 10/31/25-Total CASH IN **OPERATIONS** ACCOUNTS \$1,326,702.92

1008 CDARS Program - **Reserves** - CAPITAL \$ 1,050,462.18
1105 - Centennial Sweep-**Reserves**-7343 OPNS (~3.5%) \$ 112,123.82
As of 10/31/25 - Total CASH IN **RESERVE** ACCOUNTS \$ 1,162,586.00

As of 10/31/25-TOTAL CASH-**OPERATIONS** & **RESERVES** \$ 2,489,288.92

Builders Deposits - New Construction

1103 - Centennial 6065 Builders Clean Site Escrow \$ 91,000.00
4220 - Clean Site Deposits \$50.8K actual vs \$38.0K year-end **~+\$12.8K**

Approximately **177** homes are currently under construction in RWA.

2025 YTD INCOME: 10 mo. ACTUAL vs 10 MO. BUDGET
2025 YTD Income \$2,230.1K vs \$2,005.5K
~83.3% of the 2025 budget year. RWA INCOME = OVER BY **~+\$224.6K**

4111-ASSESSMENTS = OVER BY **~+\$ 1.5K**
4120 INTEREST INCOME = ~\$94.9K vs 10/25 budget ~\$41.7 **~+\$ 53.2K**
4200-ESTOPPEL YTD = ~404/400 = ~4 ahead~\$118.4K vs ~\$116.7K **~+\$ 1.7K**
4210-TRANSFER YTD = ~397/400 = ~3 behind~\$115.7K vs ~\$116.7K **\$ 1.0K**
4300-FINING INCOME YTD = ~\$204.0K vs ~\$100.0K **~+\$104.0K**

2025 YTD EXPENSES:	ACTUAL	10 MO BUDGET	UNDER/OVER
6000 Line Item Series	\$1,113.3K	\$1,135.4K	UNDER BY \$ 22.1K
7000 Line Item Series	\$ 312.6K	\$ 467.5K	UNDER BY ~\$154.9K
8000 Line Item Series	\$ 30.6K	\$ 33.3K	UNDER BY ~\$ 2.7K

2025 YTD Expenses \$1,456.5K \$1,636.2K
~83.3% of 2025 budget year RWA EXPENSES YTD UNDER BY **~\$ 179.7K**

9000/9001/9002/ RESERVES Transferred into RESERVES in 2025 \$235.6K
2025 BUDGET - RESERVES = ~\$96.0K CONTRIBUTION OVER BY **~+\$139.4K**

Respectfully - Sam Besase - RWA Treasurer - November 5, 2025

**ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT – SUMMARY
10/01/2025 THRU 10/31/2025**

- DELINQUENT RWA PROPERTIES
- ASSESSMENT DELINQUENCY ~50
- PAYMENT PLANS ~33
- DELINQUENCY LETTER SENT ~27
- IN PROGRESS ~2
- NOTICE OF INTENT TO LIEN ~8
- LIEN ~17
- NOTICE OF INTENT TO FORECLOSE LIEN ~28
- LIEN FORECLOSURE ~1
- BANKRUPTCY ~3
- MORTGAGE FORECLOSURE ~5
- ~ 184 properties (~2.3%), ~169 owners (~2.13%) owe RWA some money. **\$333.8K**
- October 2026 ~964 Deed Restriction Warnings resulting in 94 FINES = ~9.75%
- Latest CDAR interest rates are averaging **~3.25%**
- Next maturity dates are April 2026.
- Interest rates translate to **~\$5.7K** income per week **~\$36K a year**
- Some=52 weeks which extend into 3Q 2026. Expect average **~3.00% in 2026**
- FED met on: 10/30/25; FED cut 1/4%. Next FED mtg December. 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 10/31/25 is: **\$538,127.99**
- ~83.3% 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, November 5, 2025

RWA TREASURER 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 - 2026

RWA COMMUNITY CENTER ROOF PROJECT = \$150,000

PAYABLE IN 4 INCREMENTS

-\$30,000 IN SEPTEMBER AND \$40,000 IN DECEMBER, 2025 AND \$30,000 IN FEBRUARY AND REMAINDER AT COMPLETION ~2Q-2026

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 JANUARY 2026 AND \$30,000 IN MARCH 2026 AND \$30,000 IN MAY 2026 AND REMAINING \$30,000 AT COMPLETION

RWA TREASURER

NOVEMBER 2025

Manager's Report

November 28, 2025

Administration

- **Processed 33 estoppels and 33 transfers so far this month**
- **Processed and mailed out 19 new homeowner packets so far this month**
- **Processed 35 parking passes and additional permits so far this month**
- **Assisted members in setting up payment plans and successfully added 1 additional member this week**
- **Released 2 Claim of Liens on properties in the Pebble Beach and Oakland Hills section**
- **We have recently received 1 approval for a new construction plan from Cape Cave Corporation and have released 1 new construction deposit this week. This brings our total number of ongoing new construction projects to 177 homes. These homes are currently awaiting final occupancy certification under the New Construction Clean Site Program**
- **This week, we made significant progress by updating our Section 16. tree removal list. Currently, 73 members are working to bring their unimproved vacant lots into compliance by addressing issues related to Brazilian Pepper trees and dead trees. If you would like to find out whether you or a nearby property is on this important Section 16. tree removal list, please contact derrick@rotondawest.org**
- **During the week, 100 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 18 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**
- **Processed 1 Notice of Intent to Foreclose on a property for unpaid Deed Restrictions and Assessments in the Oakland Hills section**

- **Processed 1 Notice of Intent to Lien on properties for unpaid Deed Restriction violations in the Pebble Beach section**
- **Assisted 1 member this week in achieving compliance with Section 16 invasive species and dead tree violations in the White Marsh section**
- **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 \$2670 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:**
 - **Repainted Santa's chair and added supports for extra weight in preparation for the Oakland Hills Marina's gazebo lighting and boat parade on November 29th**
 - **Removed the weeds and added eco-friendly mulch to some of the landscaped beds at the Memorial Parks, and we will finish up next week**
 - **All trees at the Memorial Parks and Cape Haze Drive Bridge are being trimmed and will be finished next week**
 - **The removal of Invasive Brazilian Pepper trees in the greenbelt from North Blvd to Rebel Court will continue in the coming weeks**
 - **Pruned the bushes and palm trees around all 5 entrance signs from Cape Haze Drive to East Boulevard**
 - **Cleaned up 1 unimproved vacant lot under Section 16 in the White Marsh section. This property is neglected, and they 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 Pine Valley and Oakland Hills sections. Started mowing the Greenbelts. Next week, we will be mowing in the Oakland Hills and Pebble Beach sections and finish mowing the Greenbelts**
 - **Spent 10 hours replacing batteries in the maintenance golf cart, as well as replacing a spindle and installing new belts in the zero-turn mower**
 - **Invasives, grasses, and submersed plants have been sprayed in the canals and areas listed below:**

- **Oakland Hills(Water Hyacinth)**
- **Pebble Beach(Water Lettuce)**
- **The Truxor has been cutting and removing Vallisneria and grasses in the following sections.**
- **White Marsh**

Thank you,

Derrick Hedges

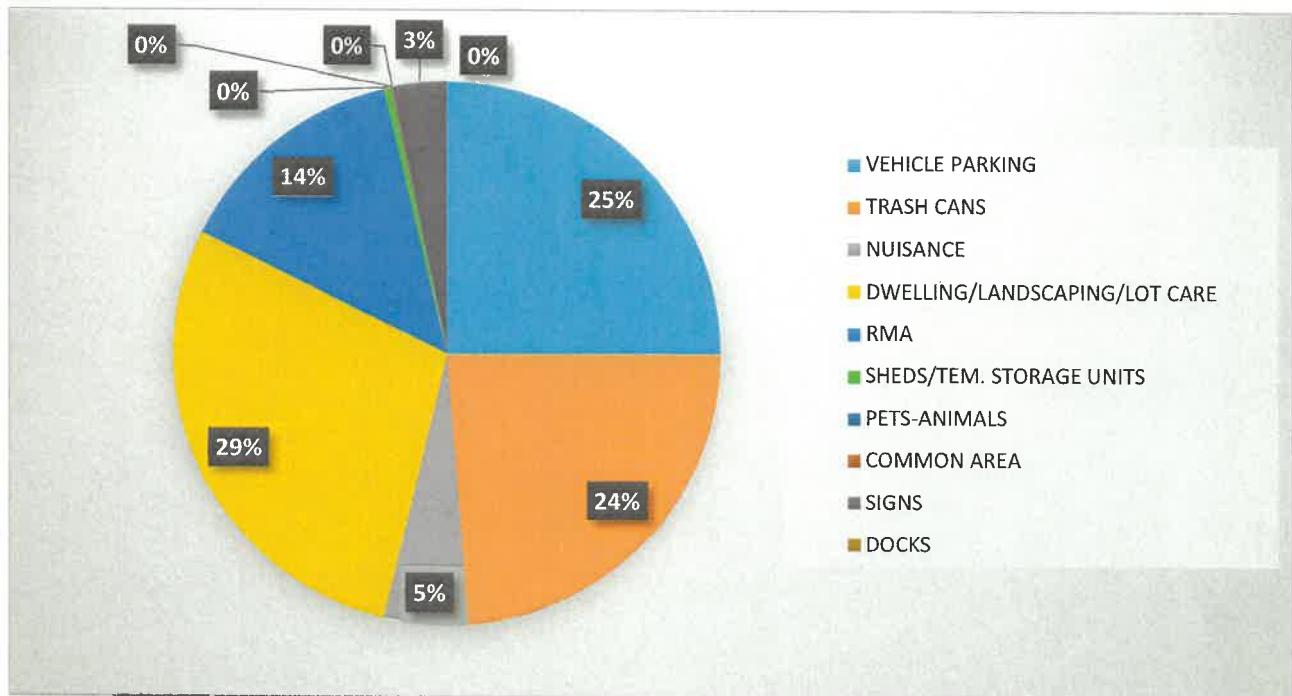
Manager

Rotonda West Association, Inc.

<u>DEED RESTRICTION NAME</u>	<u>SECTION</u>	<u>AMOUNT</u>
VEHICLE PARKING	SEC 24	2427
TRASH CANS	SEC 18	2310
NUISANCE	SEC 15	485
DWELLING/LANDSCAPING/LOT CARE	SEC 16	2777
RMA	SEC 5	1359
SHEDS/TEM. STORAGE UNITS	SEC 9	42
PETS-ANIMALS	SEC 14	4
COMMON AREA	SEC 19	5
SIGNS	SEC 22	310
DOCKS	SEC 20	0

2025 YTD - TOTAL DEED RESTRICTION FINES

9719





RWA BUILDINGS & GROUNDS 2025 REPORT

- **RWA BUILDING EXPANSION GROUNDBREAKING HELD NOVEMBER 2025**
- **COMPLETED 1 YEAR OF CANAL MAINTENANCE ~\$80K SAVINGS IN 2025**
- **GAZEBO ISLAND COMPLETELY RECONSTRUCTED INCLUDING RIP RAP**
- **EXPLORING ROOF COVER OPTIONS FOR PATIO AREA EVENTS**
- **NEW ¼ MILE MULTIUSE PATH ADDED TO SW BIRD ROOKERY 09/2025**
- **1+ MILES OF SHELL ADDED TO BROADMOOR PARK PATHS - 2Q/3Q 2025**
- **COMPLETED 6 VACANT LOT MOWING CYCLES INCLUDING GREENBELTS**
- **RWA SIGN AT 646 ROTONDA CIRCLE ENTRANCE COMPLETED 09/2025**
- **PARKING LOTS RE-SEALED 2Q 2025**
- **REPLACED ~20 SOLAR LIGHT PANELS**
- **MAINTENANCE BARNs RE-ORGANIZED**
- **PURCHASED NEW OSHA CHEMICAL STORAGE CABINETS & PPE**
- **PINE VALLEY CANAL ACCESS PERMIT DRWGS/PLANS COMPLETED—4Q 2025**
- **LANDSCAPING IN BROADMOOR PARK ENHANCED**
- **ANNUAL UF LAKEWATCH PRESENTATION WELL ATTENDED**
- **BIRDS - 42 DIFFERENT SPECIES IDENTIFIED BY LOCAL BIRD GROUP**

Chairperson RWA B&G sam.besase@rotondawest.org [December 3, 2025](#)

• RWA BUILDINGS & GROUNDS 2025 REPORT

- WILDLIFE-FLORA IN ABUNDANCE IN BROADMOOR PARK
- PONDS WATER QUALITY IS GOOD PER MONTHLY WATER SAMPLING
- COMMITTEE CONTINUALLY ADVISING RESIDENTS ABOUT TOO MUCH NITROGEN IN CANALS DUE TO THEIR OVER FERTILIZING AND MOWING ALL THE WAY DOWN TO THE WATER LINE - **NO WATER QUALITY ISSUES** IN RWA CANALS
- ADMIN BLDG EXTENSION-AT CHARLOTTE COUNTY FOR PERMITTING-4Q25
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 2Q26 – 3Q26
 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 1Q-2Q 2026
 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

Clearing of Hurricane debris from **vacant** lots – RWA Manager **a list of about 725+ lots being worked by the RWA**. About 655 have been cleared, leaving about 70 more to clear. See large pile. ~70 to be completed in 2026

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 December 3, 2025

RWA BUILDINGS & GROUNDS 2025 REPORT

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 multi-use 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 DECEMBER 3, 2025

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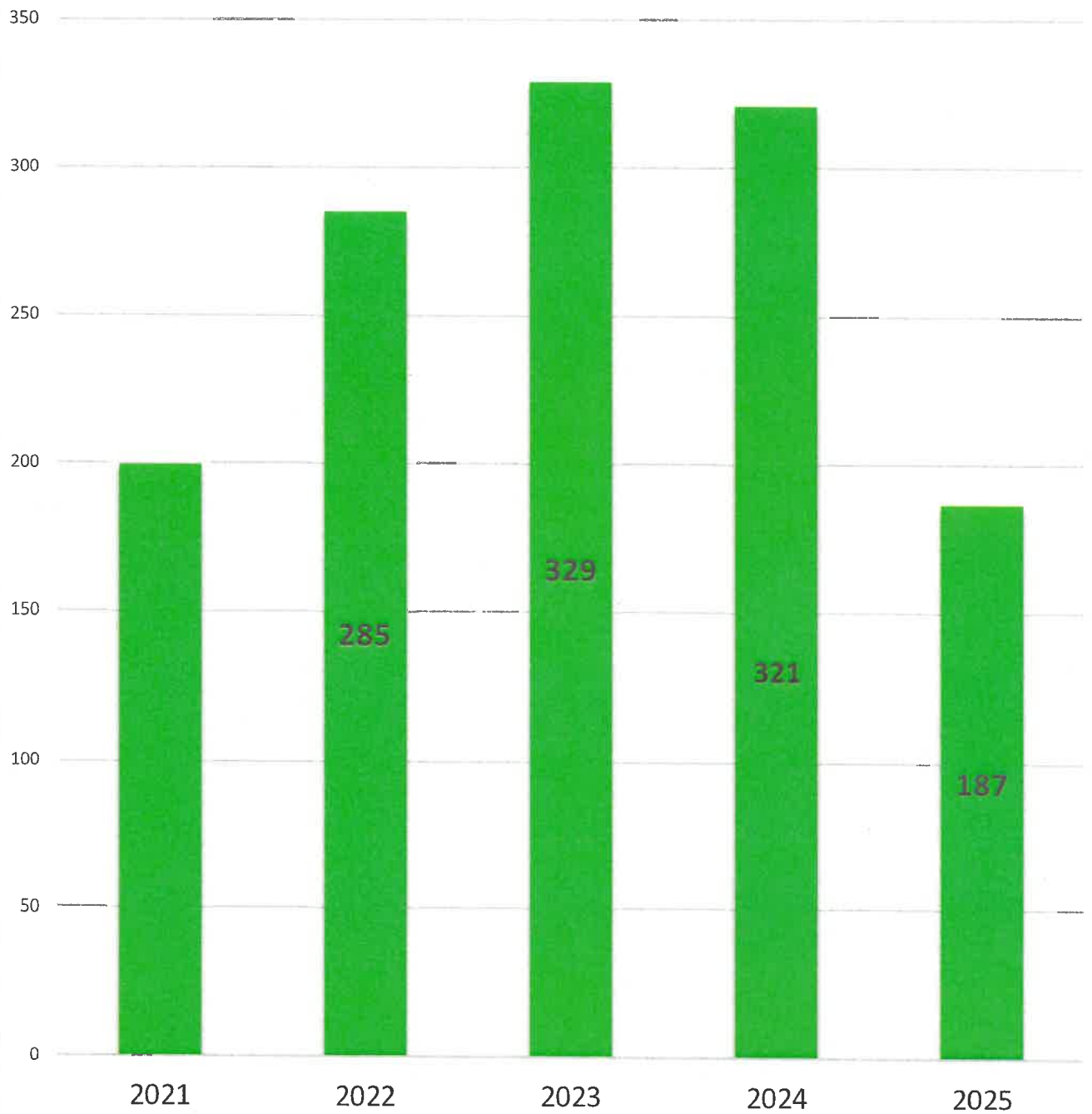


GC Englewood
11/07/2025

INSERT LIBERTY ISLAND PICTURE – GC ENGLEWOOD

- A. ~\$12K - Maintenance Road is complete
- B. ~\$5K – Walk path between Admin Bldg & Community Center – 2Q 2025
- C. ~\$20K – Explore options and pricing for a Lake Farrell aeration fountain.
- D. ~\$50K - Pine Valley Canal Maintenance Access Ramp Status – 9 months – 2025
- E. ~\$16K – Sign project at entrance to 646 Rotonda Circle 1Q 2024. County & Developer issues
- F. ~\$2K - Safety – Install Speed Bumps in Parking Lot – Control Speed 2Q 2025
- G. ~\$3K - Safety - Install Bollards at West End of Main Campus Parking Lot 2Q 2025
- H. ~\$10K - Re-Seal & Re-Asphalt/Pave Main Campus Parking Lot 2Q 25
- I. ~\$3K - Re-Seal & Re-Asphalt/Pave Marina Parking Lot 2Q 25
- J. ~\$30K – Explore enclosing space between Maint.Bldgs A & B with roof & side walls (Truxor)
- K. ~Matrix A/V upgrade & weekly schedule TVs in Foyer & Community Center Hall & ZOOM
- L. ~\$30K – Explore enclosing space between Maint.Bldgs A & B with roof & side walls (Truxor)
- M. ~\$125K – Explore adding an additional ~600 SF bay on east side of Maintenance Buildings
- N. ~\$100K - Explore options for patio cover with contractor, develop specifications and rough order of magnitude prices. Deb Orchard & Hank/Keith/Derrick/Contractor.

**Rotonda West Association, Inc.
Clean Site Activity**



2024 Plan Approvals = 82

2025 Plan Approvals = 44

2025 Total of Open Builds = 187

TO: Rotonda West Association Board of Directors
FROM: Community Outreach Committee – Deb Orchard, Chair
DATE: December 2025
SUBJ: Annual Report of the Community Outreach Committee

The Community Outreach Committee has 9 members: Deb Orchard, Gwen Grace, Annemarie D'Abrosca, Rita Lopienski, Donna Stogsdill, Merrill Horswill, Maureen Laderer, Chrissy Royce, Andy VanScyoc along with Karen Harvey as our board liaison. Denise Slovinski is missed as she resigned at the end of bingo season. Plus, we have key volunteers we cannot do without: Parade Chair Pam Pierce and her Assistant Janet Mamon. Decorating Chair Linda Kelly and her Assistants Karen Harvey and Grace Chetcuti along with her decorating elves. Ann Weaver our Butterfly Garden care coordinator. We thank you to each of you for all you do for our community. Should you wish to contact us email us at: communityoutreach@rotondawest.org.

We have four sources for gaining information on what's happening in our neighborhood. Three are available on the RWA website at rotondawest.org. To automatically receive emails sign up for Constant Contact through the RWA website at rotondawest.org

- **At A Glance** new this year. It is a flyer which comes out each week, giving you a thumb print view of the following week's RWA committee activities and available on the RWA website or by a Constant Contact email.
- **Constant Contact** the e-mail information from the office, including the Manager's report, notice of Board and committee meetings, West Ways newsletter, calendar of events as well as notices/flyers of upcoming events. We have over 5900 members.
- **West Ways** our community newsletter published monthly. It contains more than 20 pages of information. It is available on the RWA website and emailed through Constant Contact. Or, hardcopies will be mailed by our office staff, upon request.
- **Facebook** Community Outreach Committee event flyers are available on our [Rotonda West Official Events Page](#). Join today.

Some of our hosted events include:

- **Bingo** - 3rd Sunday each month from September through May.
- **Community Garage Sale** - twice a year, spring and fall. The addresses are available on line a few days ahead of the sale. Flyers may be picked up from the display at the entrance to Broadmoor Park. Next this March 13-14.
- **Gazebo Lighting** - Thanksgiving weekend and coordinates with the annual boat parade. Included, are classic cars, food, music and more. And, of course, Santa.
- **Holiday Decorating** - occurs year-round at RWA properties.

- **Holiday Parade** - the 1st Saturday in December starting at 10am and features many area businesses and groups.
- **Mix & Mingle** – Hosts 3 opportunities each month to meet other RWA residents - Happy Hour, Lunch and Potluck. Check our sources for their schedule
- **Music in the Park** - features live music outdoors in Broadmoor Park, as weather permitting; however, some performances are indoors and are announced as such. Check our sources for more information.
- **Nature** – Hosts nature walks, along with “in season” presentations regarding Florida flora and fauna. Check our sources for their schedule.
- **Pilates, Tai Chi and Yin Yoga** – We sponsor two classes each week. Check our sources for dates and times.
- **Presentations** - We host community interest presentations, including health and safety and history. Check our sources for more information.
- **Share It and Shred It Day** – a popular January event. Just drive through and we will unload. We do ask that you donate non-perishable foods, cash or gifts cards which go to our local non-profit food distribution centers as “payment” for having your papers shredded on site by a professional shredding company. Next is 1/31/26 for 9 – noon.
- **Trivia with Tim and Singo/Music Bingo with Tina & Jim** – games are year-round in the Community Center. Check our sources for dates and times.
- **Volunteer Banquet** - each spring we celebrate the more than 100 volunteers from the previous year. RWA volunteers include Board members, Committee members and those who have helped with RWA sanctioned activities.

Compliance Committee Annual Report December 05, 2025
Barb Peszko Chair

Under Florida Statute Chapter 720.305(2)(b), the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met 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) the opportunity to appear before the Compliance Committee to contest the imposition of the fine(s). Before the meeting of the Committee, the residents against whom the penalties were imposed are given written notice of their right to appear before the Committee.

The committee met 12 times from December 05, 2024, to October 30, 2025. 10 meetings were with appeals, and 2 were with none. There were 57 appeals, with 46 fines passed and 11 failed. Total collected for approved was \$14,750.00, and total for failed was \$4,950.00.

All other fines approved by the RWA Board of Directors were approved unanimously.

I want to thank Robert Bondeson, Henry Mac Conel, Loni Kiedrowski, Cheryl Lateer, and Eugene Lerner for their dedication to this committee

Residential Modification Committee Annual Report December 05, 2025
Barb Peszko – Chair

This committee reviews all written requests to make any changes to the exterior of a home or any additions to the home. These requests are required to make sure that the homeowner keeps within RWA residential modification guidelines and the RWA deed restrictions. The committee meets twice a month, on the second & fourth Mondays before the meeting to review all applications, and on the second and fourth Tuesdays of regular meetings, to approve or disapprove each application. For the period November 2024 to November 2025, there were 1,938 applications, 78 resubmits, 50 disapprovals, and 6 tabled as incomplete.

The majority of applications were for new roofs, painting, fence/site screen, doors, etc. It is very important that all residents, whenever they are doing any alteration or improvement of the outside of their home, get a Residential Modification application for submittal to the committee for approval. You can get the application at the RW office or online at the Rotonda West.org website. Tammy Birdsong is more than happy to help with any questions or with filling out the application.

Our committee would like to thank her for her endless work. She is the best.

I would like to thank my committee, Robert Bondeson, Cheryl Lateer, Karen Hoover, Dale Jensen, Joe Haggerty, Tom De Meo, and our Board Liaison, David Kelly, for their dedication and hard work. Loni Kiedrowski retired from the committee this year, and I would like to thank her for her time and experience on the committee. Anyone interested in joining our fun group, please attend a meeting, let me know, or fill out a resume and send it to the office.

To: Rotonda West Association Board of Directors
From: Deed Restriction Committee – Dale Jensen, Chairman
Date: November 26, 2025
Subject: Annual Report

As Chairman, I want to take this opportunity to thank the members of the Deed Restriction Committee, Brian Armen, Loni Kiedrowski, Eugene Lerner, Karen Hoover, Michele Corkery and Suzanne Robbins for their participation on this committee and their patience as we waited for the developer to fulfill his promise to relinquish control of the Association. Their willingness to volunteer their time to benefit the community is acknowledged and appreciated.

Among the tasks that this committee may face in 2026 is the review and revision of the RWA Sign Guidelines. I, personally, have no desire to participate in that endeavor so I am announcing my resignation from this committee effective immediately. I have asked the committee if anyone would be interested in assuming the Chairmanship and/or heading a subcommittee which would work on revising the Sign Guidelines and no member has indicated any interest in that opportunity.

Accordingly, the fate of this committee is now in the hands of the Board. I would suggest that since this committee has not had a Board liaison since Director Goodman resigned, if it decides to retain this committee, that may be the first order of business.

To: Rotonda West Association Board of Directors
From: Election Committee – Dale Jensen, Chairman
Date: November 26, 2025
Subject: 2025 Annual Report

As Chairman, I want to take this opportunity to thank the members of the Election Committee, Brian Armen, Nadine Clough, Tom D'Abrasca, Nancy Ward-Snyder and Roseanne Woodliff for their participation on this committee. Their willingness to volunteer their time to benefit the community is acknowledged and appreciated.

This committee is proud of its effort to introduce electronic voting to the RWA members. Since the campaign is still underway, we are unable to provide final details regarding voting numbers in this report. We will provide that information at the Annual Meeting.