

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

Board of Directors Meeting

Thursday, November 13, 2025 – 2:00 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Rita Lopinski, Barb Peszko, Bob Clough, Nadine, Clough, Bob Bonderson, Linda Paquette, RoseAnne Woodliff, Randy Keller, Ton D'Abrosca, Ann Marie D'Abrosca, Colleen Koppen Haver, Donna Duffy, Lorraine Leonard, Patrick Muldoon, Karen Hoover, Dale Jensen, Matthew Brady, Maureen McDowell. (Zoom) Amanda Stuever, Cheryl Lateer, Dave Wagner, Francine Finucan, Jenny Bulle, Melissa Simone, Steve Gray.

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 October 9, 2025, and the Motion was 2nd by Director Eldred. Motion Unanimously Approved.

MEMBERS INPUT (Agenda Items)

Rita Lopenski – 252 Rotonda West. A Member of the COC and is part of the Health and Wellness committee. Three-years COC started the Health and Wellness program. Last year we added a Thia Chi Class, and this year added a Pilates class. We have been offered to have a Yin Yoga class, and some members would like it added to the Health and Wellness group, which would be three times a month. Ms. Lopenski stated that women do not like to go to the gym because gyms are too far away, cost a lot of money and they are intimidated by men, and they feel the Community Center is a safe quite space. We want our Rotonda West members to be healthy and would like to see this program offered and think this would be a good additional program to add. Linda Paquette – 49 White Marsh, Ms. Paquette addressed the Board to support the Health and Wellness program of Yin Yoga that is currently up for the Board of Directors approval to add the third exercise class. The activities that the COC offer are good programs for the Community and would like to see the Yin Yoga class added to the program. If the Board is reluctant to pass the motion for the Yin Yoga class to be added permanently then

would they consider making it temporary and try it out for six months and reevaluate it. Terry Wagner – 204 Sportsman Rd. I did attend the Yin Yoga a couple of weeks ago and would like to add “my voice” in support of the program. Being a member of the Y, this program is not offered there. She stated that there are three pillars of health and wellness. When we added Pilates, we added strength and with the Tai Chi class we added balance and the third component is Yin Yoga so one can stay flexible. Please consider this program would be great for the community.

Donna Duffy – 56 Mark Twain. I was very excited that Tai Chi was offered for a health program for people who live here. It is important to keep your health, flexibility and strength. Please consider adding the program.

President Van Scyoc questioned about the member’s comments. Notice that three have claimed they were intimidated by the men at the Y. He asked if the classes that are currently offered have men in the classes. Ms. Lopinski replied yes that there are about only one to two men that show up for the classes at the RWA Community Center. Mr. Eldred asked if the classes had any fees. Ms. Lopinski responded. There was no fee, but she needs to be certified, needs to be self-insured, she does have a tip jar out.

President’s Update: Andy Van Scyoc

President Van Scyoc stated he usually does not do a Presidents update but has one today and it is a “blockbuster”. We have the new Deed Restriction that were signed yesterday after 18 months. It took forever but it is done now. Also, the Association is going to offer free snow removal this year.

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 77. 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 Eldred 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 made a motion to approve adding a third Exercise class, Yin Yoga on Mondays from 11:00 – 12:00 led by Dr. Francie Finucan and Director Eldred second the motion.
Motion denied 2-5. Director Besase no: Director Eldred yes: Director Harvey no: Director Kelly no:
Director Orchard no: Director Traverso no: 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.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS

MEMBERS INPUT (Non-Agenda Items)

RoseAnne Woodliff 152 Marker addressed the Board of Directors with her resignation from the Budget and Finance committee because she did not agree with the expenditures made for Gazebo Island.

Tom D’Abrosca- 156 Tournament Rd. approached the Board of Director stating that he was not in agreeance of how the process of the expenditures were decided on the upgrades to the Gazabo Island. Mr. D’Abrosca stated that he was resigning as the Chair of the Budget and Finance Committee.

Collen Koppenhaver – 101 Tournament Rd. a member of the Budget and Finance Committee for the Association stated that she puts her heart and time into the committee to make the organization better. She comments on the communications about the Gazebo Island expenditures, and she believed the by-laws were not followed appropriately. She asked the Board to take this as an opportunity to really take a look how it monitors, approves and handles expenditures for this organization. Recommended that the Board adopt an expenditure policy that will help management in the future to have a clear understanding of the processes to be followed and the approvals that are required and documentation of the processes and approvals.

President Van Scyoc asked the Board members if that had any comment or questions. Director Eldred stated that he had questions for the Manger Mr. Hedges about how the procedure works for obtaining bids for the planned projects and if the bidding process was followed according to the by-laws and state laws. Manager Hedges responded yes, remember the RWA Board went through quotes that were sent, also remember this was on the three-year plan years ago when the rip-rap repair was approved for the Island. The decision was

made from the bids received to approve the three-year plan. The process was followed it was approved back in 2024 the front entrance sign sidetracked the rip-rap project which was brought in-house. I contacted H & H Crane, and they had an opening for a couple of days, and he could do the job. Paul Bigness and the landscaper were also contacted to get the broken concrete and dead trees and roots and repair the riprap. This was a substantial saving by doing it in-house and ran everything through Paul for licensing and insurance which saved probably \$20,000.00 in riprap alone. So, with the additional funds they used to clear the damaged and bad concrete a decision had to be made, and don't regret it, it was a liability issue, damaged concrete, tree stumps, tree roots turned up and electrical wire sticking out of the ground. As Andy said, "first class community", and the Board is responsible for the common areas. We did go through the process with the Board of Directors, and it was approved. Director Eldred thanked Manager Hedges for his response.

Director Traverso addressed the Board of Directors in reference to Mr. D'Abrosca which he stated that RWA Board did not do the bidding right on the extension of the administrative building. He stated that he recalls that there was a long list of builders that were solicited. Only two bids came in Hampshire Homes and Synergy. Manger Hedges responded that the process had to be done a couple of times because of the time delayed of starting the project and bids had to be recalculated which did cover the proper procedures. Director Traverso stated that to set the record straight the RWA Board of Directors did their due diligence.

Director Besase stated that one of the previous President said that the HOA dues were raised twenty years ago from \$150.00 annually to \$160.00 which much of that was to do the erosion control at Gazebo Island, nothing was done for twenty years the concrete broke, the brush was overgrown it was a hazard. Several hurricanes had caused a lot of wear and tear on the Island and making repairs under the dollars amount that it was thought to cost, twenty years of neglect and now three months to make it right.

Maureen McDowell – 74 Pine Valley Lane State that she recently resigned from the Building and Grounds committee and does not agree with how the projects are being approved. Also thanked Mr. D'Abrosca for his oversight on the committee.

RESPONSE TO MEMBER'S INPUT

Director Kelly stated that he would like to thank Tom for his service on the Board and is sorry that he felt alienated by other member of the committee. Personality has alienated some other good board members. Items on the 3-year plan we approved items 2,4, 5,6 have only been approved for exploration they were not approved for full expenditure such as the \$150,000.00 roof these projects would have to come back to the Board for approval.

Director Harvey stated now that the sign is out front, it is beautiful and knows it will not be an illuminated sign with a revolving activity board on it, could we have a sign that says Board of Director Meeting today at 2:00 like the RWA bingo sign that can be placed out front on Thursday morning as a reminder. President Van Scyoc responded that it should be submitted to either the COC or B & G committee for review and submission to the Board of Directors.

Director Orchard stated that she applauded those who worked on the Budget & Finance Committee was sorry and sad that the only option was to resign, did not think this was intended with all the discussion going on. Thank you for your work and Ms. Orchard stated that she comes from an insurance background and worked with lawsuits that primarily happens when someone is injured. If you look at the Island it was a lawsuit waiting to happen and was shocked that RWA has not been sued over the disrepair that was out there. Even though a lot of you do not think the Island gets used, but it does and will be used more in the future.

Director Eldred stated it was unfortunate that the committee members resigned and it's too bad that it couldn't be worked out in a closed Board meeting.

President Van Scyoc thanked Deb Orchard and Jerry Eldred for their service on the Board, they are subject to the election and hopefully you make it back. All our four candidates are excellent, and with that he adjourned the meeting.

DIRECTOR INPUT

None.

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

ADJOURNMENT Meeting adjourned at 3:22PM

Next Board Meeting:

Annual Board Meeting: 4 December 2025, 6:00 PM

Regular Scheduled: 11 December 2025, 2:00 PM

Respectfully Submitted,

Denise Huffman Minutes Clerk

Attachments: Agenda, Minutes, Reports