

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

Board of Directors Meeting

Thursday, December 11, 2025 – 2:00 PM

MINUTES

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

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Barb Peszko, Matt Brady, Dale Jensen, Matthew Brady, Maureen Lederer. (Zoom) Amanda Stuever, Bob Bondeson, Loni Kiedrowski.

The meeting was called to order by President Van Scyoc at 2:03 PM. The meeting was properly noticed, and a quorum was present.

The Pledge of Allegiance to the United States of America was said.

- Director Orchard moved the Board to approve the BOD Meeting Minutes for November 13, 2025, and the Motion was 2nd by Director Traverso. Motion Approved with Gwen Grace abstained.

MEMBERS INPUT (Agenda Items)

ELECTION OF OFFICER

Reorganization of Officer.

Ballots were distributed to the Board of Directors they casted their secret votes, ballots were collected and votes were counted results as follows.

President -Andy Van Scyoc

1st Vice President – Karen Harvey

Treasurer – Sam Besase

Secretary – Debra Orchard

President's Update: Andy Van Scyoc

President Van Scyoc stated he would like to have Committee Confirmations at the January BOD meeting and would like to appoint a committee to review. President Van Scyoc asked Director Harvey, Director Besase and Director Grace to partake on the committee to Review Charters of each Committee.

Treasurer's Report: Director Besase

Director Besase provided a written report attached to these minutes. Also announced the start of the Administration office addition as begun. After Director Besase presented his report to the Board of Directors, Director Kelly questioned asking what is contributing to the 6000-line items. Is it a timing issue or is it over budget? Director Besase explained that there are sixteen-line items, and there are three major ones that are over on expenses: where were legal, bad debt expense and insurance expense which made it \$82,000.00 but, the 7000-line items series is under \$120,000.00. Director Kelly thanked Director Besase for his response for clarifying the attributing specific number.

Manager's Report: Manager Hedges, provided the Board with an update on the projects that staff have been working on. As the grass mowing is slowing down a little bit for the season RWA has been mowing some of the unapproved vacant lots and Canal bank mowing. We have done extensive amount of work in the Maintenance Barn cleaning the whole area and some parking was added behind the maintenance building to move the trucks and equipment. RWA is getting into the wintertime project of painting the maintenance floors. The addition to the Administration Building has started, which is great.

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 58. 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.

Buildings & Grounds – Director Besase (Chair)

No Report.

Community Outreach – Deb Orchard (Chair)

Director Orchard provided a written report attached to these minutes.

Director Orchard state that this will be her last report as chairman, there will be a new chairman coming in 2026. Bingo has been canceled for December. Happy Hour will be moving to the Community Center starting in January they would like to have food trucks for this event. It's a motion that's in the packet that we have been talking about which is new. All the members of the COC Committee have agreed to return next year except Chrissy Royce sent an email withdrawing from the committee. COC would like to motion for food trucks at our Mix and Mingle event in January of 2026 for a trial run. Our Warranty Deed specifically says that RWA cannot have regular sale of food and beverage for either a restaurant, food truck or other permanent facility. President Van Scyoc asked Director Kelly to confirm for meeting minutes. Director Kelly responded yes, I agreed to do the first and then see how it goes. This should not be a "blanket" approval, every single one on every single month. Director Harvey questioned Director Kelly on what they should do on an ongoing basis. Do

they consult you as they are wanting to hold the event. Director Kelly responded that yeah this is a sample trial for the first month.

- Director Orchard motioned to permit Mix and Mingle happy hour to bring in food trucks to the Community Center Parking lot for the gathering on a trial basis. It will be the first Wednesday in January at the Community Center parking lot. It would be limited to the trial run and then be reassessed and discussed among the Board of Directors. Director Harvey seconded the motion. Passed by Directors with Director Kelly abstained.

Director Harvey questioned the BOD if a date was set for Gazabo Island Statue dedication. Director Orchard replied, “no until the statue is there” it is out for a facelift. Director Besase replied that they can come up with a day in the next week, but he thinks it should be the second or third week of January for the Statue of Liberty dedication, it just must be narrowed down. Manager Hedges questioned if the dedication would be in January and President Van Scyoc responded that what they would like to have it in January. Director Orchard asked Director Grace if she could obtain a proclamation. Director Gace replied she will start working on the proclamation for the dedication ceremony for the Statue of Liberty. Director Besase asked what is the proclamation? Director Grace replied that they would like to have Charlotte County do a proclamation of Liberty Island where the Statue of Liberty will reside.

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 Dale Jensen recognized his committee for all their hard work during the year. Chair Jensen resigned from the Deed Restriction committee.

Election Committee Dale Jensen (Chair)

Ms. Jensen provided a written report attached to these minutes.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS

None.

MEMBERS INPUT (Non-Agenda Items)

RESPONSE TO MEMBER’S INPUT

DIRECTOR INPUT

Director Traverso I have information for the Board about the several abandoned homes where builder have decided not to finish or have gotten into economic difficulties which is an eyesore for Rotonda West. Manager Hedges is working diligently to go after the people responsible. It is an extremely complicated process requiring hiring a second attorney that is a foreclosure expert. The positive note is in the last six months we have had two builders that bought an abandoned home site and will finish it off with the original plans. In terms of new application in Rotonda West for new construction in the last six months there have not been many. There had been a lack of new construction applications, while still clearing the inventory of existing homes under construction that are taking over a year to build, and the abandoned home and the maximum fine imposed reaches \$5,000.00 then proceeding to foreclosure starts which is extremely difficult. He stated if anyone has questions feel free to contact Director Traverso. Also, he commended Dale Jensen and the Election Committee for getting secret ballots up and running. "It was no easy endeavor; it took a long time to Chair Jensen and his committee hats off thank you."

Director Grace first thanked everyone who voted for her. She stated she hopes she brings something solid to the board working together. Merry Christmas and Happy Holidays.

Director Orchard stated that she wanted to thank the Community Outreach Committee, it has been a good five years, working with a lot of members. She appreciated those who were going to stay on and do good for next year. Also, thank you to Dale Jensen for his time on Deed Restriction Committee.

Director Kelly questioned what happened to the appeal on the agenda, did it go away? President Van Scyoc stated that the member could not make it today and it will be on January 2026 agenda. Director Kelly wished everyone a Merry Christmas.

Director Harvey thanked Chair Jensen for his contribution and his staff for the electronic voting, which I did have my reservation on how it would work it worked out greatly.

Director Besase responded to Director Traverso statement that some of the construction companies go out of business and can't be found. Some people ask "why can't there be a surety bond. So if you are building a \$400,000.00 home and you put up that amount, in four month if progress was made then reduced to \$300,000.00 and then if more work is done then reduced to \$200,000.00 and after four more months it is reduced to \$200,000.00 and then when given a completion then reduced to \$0 and are given certificate of occupancy, then the surety bond goes away.

President Van Scyoc thanked the staff, thanked all the committee members of RWA and thanked his fellow Directors expressing that RWA had a good year and hopefully another good year in 2026.

ADJOURNMENT Meeting adjourned at 2:43PM

Next Board Meeting:

Annual Board Meeting: 4, December 2026, 6:00 PM

Regular Scheduled: 8, January 2026, 2:00 PM

Respectfully Submitted,

Denise Huffman Minutes Clerk

Attachments: Agenda, Minutes, Reports