

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

**BOARD OF DIRECTORS' MEETING
THURSDAY, February 12, 2026, 2:00 PM
AGENDA**

CALL TO ORDER

Please place all cell phones on mute.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

- 1.) Approve minutes for January 8, 2026, Monthly BOD Meeting Minutes.
- 2.) Approve minute for January 29, 2026, Workshop – Charter Review

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.

- Motion to the Board to levy the fines on the members for the violations listed numbers 1 through 61.

COMMITTEE REPORTS

Budget & Finance Committee

Materials in Briefing Packet.

Buildings & Grounds – Sam Besase (Chair)

Materials in Briefing Packet.

- MOTION: All Payment to FLORIDAQUATICS for Transition Services Shall Cease Immediately.

Charter Taskforce Committee

The task force, consisting of board members Karen Harvey, Sam Besase, and Gwen Grace, has met twice and reviewed all committee charters except for one. The Community Outreach committee plans to review their own charter and submit it back to the Task Force for further evaluation. The documents are currently undergoing red-line edits and will be ready for committee and board review by the March meeting.

I suggest that we hold another workshop with all committees to review the documents in preparation for a final vote or motion at the April meeting.

Community Outreach Committee – Gwen Grace (Chair)

Materials in Briefing Packet.

Motions:

- 1.) Volunteer Fair – request for 2/23/26 event from 4 to 6 pm to include wine and cheese to attract new volunteers for all committees & activities \$300 budget.
- 2.) Talent Show – request for \$350 for show prizes.
- 3.) Food Truck Tuesday – 2/24/26 & 3/24/26 replaces Mix & Mingle Potluck.
- 4.) Native & Exotic Plants – 2/24/27 with plant giveaway - \$250 budget

Compliance – Barb Peszko (Chair)

Materials in Briefing Packet.

Residential Modifications Committee – Barb Peszko (Chair)

Materials in Briefing Packet.

Deed Restrictions Committee

No Report.

Election Committee

Materials in Briefing Packet.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc.

1. 52 Marker Rd.
2. 78 Boundary Blvd.
3. 40 Medalists Terr.

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: February 10, 2026

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

Board of Directors Meeting

Thursday, January 8, 2026 – 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, Paul Slovinski, Karen Hoover, Dale Jensen, Barb Peszko, Maureen Laderer, Nancy Hanson Randy Keller Matt Brady. (Zoom) Les Goodman, Tammy Birdsong, Amanda Stuever, 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 December 4, 2025, Annual RWA meeting and Director Orchard 2nd the motion. Motion approved.
- Director Harvey moved the Board to approve the BOD Meeting Minutes for December 11, 2025, RWA meeting and Director Grace 2nd the motion. Motion approved.

MEMBERS INPUT (Agenda Items)

President's Update: Andy Van Scyoc

Welcome back. RWA has already received over sixty percent of the assessment.

Treasurer's Report: Director Besase

Director Besase stated he just received the updated Treasury report which shows income is \$181,000.00 over and expense are \$160,000.00 under. RWA is in good shape it had taken in more money than was thought by this time.

Manager's Report: Manager Hedges

Manager Hedges provided the Board with a written update on the projects that staff have been working on. He announced that the new construction has started on the addition and thanks to all the member who voted for it, it is going well. The maintenance crew at this time of year are getting to other projects such as painting and maintenance work on equipment adding some parking behind the maintenance building.

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 63. 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 Grace 2nd the Motion. Motion Unanimously Approved

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

No Report.

Buildings & Grounds – Director Besase (Chair)

Director Besase presented the written report attached to these minutes. Director Besase stated that the Statue of Liberty was getting a facelift and soon will be mounted at Liberty Island. The purchase of a new tractor with articulating arm was added to ground maintenance equipment.

Director Grace questioned Director Besase about signs on RWA common grounds are not allowed without permission, she questioned if this was temporary. For example, the Women's Club has a bizarre and they put out their sign a week prior do we have to get approval for all of them. Director Besase replied yes, they will have to get approval. Director Grace thanked Director Besase for the clarification.

Community Outreach – Deb Orchard (Chair)

No report for packet COC meeting was less then forty-eight hours ago.

Election of Officers.

Director Orchard motioned Please approve the 2026 slate of officers for the Community Outreach Committee and Director Besase 2nd the motion.

As of the meeting on Wednesday, January 7th. Community Outreach Committee Officers for 2026: Motion Unanimously Approved:

Gwen Grace – Chair

Deb Orchard – Vice Chair

Annemarie D'Abrosca – Secretary

Karen Harvey – Board Liaison

Director Grace wanted to extend kudos to Maureen for a fantastic food truck drive yesterday. President Van Scyoc committed he heard it was outstanding and will be communicate and make sure this continues. They will be very happy soon.

Compliance – Barb Peszko (Chair)

Ms. Peszko stated that there was no report because of the Holidays, but she had a question regarding something that was cancelled today, which has been going on for a couple of months. It's about the golf balls at 52 Marker which a notification was sent to all Board Members. Ms. Peszko asked the Board of Directors "how many times do you let somebody cancel an appeal?", they are not being fined during this process. President Van Scyoc stated that it "displays to us there is a loophole in the rules" and we need to come up with rules that covers that. There needs to be a time limit on it. Director Harvey stated that the member has fourteen days to make an appeal. There was no time limit set for how long member must address the issue during the appeal process. Manager Hedges stated that he will be looking into this matter and contacting the homeowner to resolve this matter.

Residential Modifications Committee – Barb Peszko (Chair)

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

Deed Restrictions –

No Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS

None.

MEMBERS INPUT (Non-Agenda Items)

None.

RESPONSE TO MEMBER'S INPUT

DIRECTOR INPUT

Director Kelly stated that he wanted to congratulate President Van Scyoc for a great meeting and a good way to start off the New Year.

Director Harvey states that when they talk about the staff by name and want to say kudos to Doug, he was here for all the events for December, and everything was done as requested, I wanted to thank him for all his help. Also, as per President Van Scyoc Sam, Gwen and I are reviewing the Charters for each committee. We will be visiting each Chair and bring the review back to the Board of Directors in a couple of months.

Director Besase stated he wanted to congratulate Maureen for the food truck event. It was a great event; it was good to see so many members come.

Director Grace stated kudos to Maureen for such a successful event and looking forward to the next one.

Director Orchard stated she also wanted to thank Maureen, it was quite an event. It was almost a sellout for each of the food trucks. She stated that she wanted to thank Ms. Peszko for bringing to the Board attention the issues with the Residential Modification restriction and appeals because that is something that the Board needs to be made aware of, thank you.

ADJOURNMENT Meeting adjourned at 2:32PM

Next Board Meeting:

Regular Scheduled: 12 February 2026, 2:00 PM

Respectfully Submitted,

Denise Huffman Minutes Clerk

Attachments: Agenda, Minutes, Reports

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

Board of Directors Meeting

Thursday, January 29, 2026 – 12:00 PM

MINUTES

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

Compliance Committee: (Chair) - Barb Peszko, Robert Bondeson

Buildings & Grounds: (Chair)- Sam Besase, Hank Killion, John Peszko, Randy Raiden

Community Outreach Committee: Chair – Gwen Grace, Annemarie D'Abrosca

Residential Modification Committee: Chair-Barb Peszko, David Kelly, Robert Bondeson, Cheryl Lateer, Karen Hoover, (Zoom) Joseph Brennon

ABSENT:

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Colleen Koppenhaver, Maureen McDowell, Annmarie D'Abrosca, Karen Hoover, Robert Bondeson, Barb Peszko, Hank, Killion, Daryl Bulle, Cheryl Lateer, Matt Brady. (Zoom) Tammy Birdsong, Amanda Stuever, Steve Gray.

The meeting was called to order by President Van Scyoc at 12:00 PM. The meeting was properly noticed, and a quorum was present.

President's Update: Andy Van Scyoc

President Van Scyoc opened the meeting stating that this meeting is more casual than our regular Board of Directors meetings. He stated that the workshop is to review the Charters of each of Committees. Statutory Committee's Review

- Director Besase motioned to retain the Residential Modification committee for the year 2026 and Director Harvey 2nd the motion. Motion Unanimously Approved
- Director Besase motioned to retain the Compliance committee for the year 2026 and Director Harvey 2nd the motion. Motion Unanimously Approved

President Van Scyoc stated that the Charters need to be reviewed and it has been awhile since they have been. Director Grace stated that the last time the Committees were reviewed was in 2022, and they should be reviewed every four to five years, so they are up to date. "What the committee is doing is looking over the

Charter to see if it is working or have, they changed their methods of working work, is it relevant anymore.” President Van Scyoc replied things change, and we need to stay current. Director Grace replied some of them are perfect and do not need to be changed.

MEMBERS INPUT (Agenda Items)

Collen Koppenhaver – 101 Tournament Rd. a member of the Budget and Finance Committee stated that there has not been a meeting since October of 2025 since the Chairperson resigned in November, she would like to volunteer as an interim Chair until the Board of Directors finds a new Chair, so the Budget and Finance Committee can resume meeting each month and keep the committee going. She stated that she is aware of the Charter Committee reviewing the Charter’s of each committee and she would like to volunteer to help the committee on the review of the Charter for the Budget and Finance Committee. Director Grace expressed that the Administration and Personnel Committee doesn’t need any changes at this time and President Van Scyoc responded that is right, the AP Committee has not meet in years. Director Grace questioned if there was a work review on the AP Committee and asked if they meet once a year. President Van Scyoc replied that he is the Chair of the committee, but the review is not just the three members on the committee, he includes the entire Boards input on the AP Committee’s Charter. President Van Scyoc explained that this change was made by a previous Administration that he agreed with one hundred percent. Director Grace responded that it should be reviewed in the Charter then you will go to the other Board Members for input. President Van Scyoc replied “absolutely”. Director Grace said that this needs to be put into the Charter since it is not in at the present time. She stated that she will review the AP Charter. Director Orchard questioned if each committee would have input with the Charter reviews committee discussions. President Van Scyoc replied that should be done. Director Besase replied that he will be meeting with each Committee to work on their new Charter.

- Director Grace made a motion to have Collen Koppenhaver as a volunteer that is a member of the Budget and Finance Committee to help assist the Charter Review Committee reviewing the Charter for the Budget and Finance Committee. Director Traverso 2nd the motion and motion passed unanimously.

RESPONSE TO MEMBER’S INPUT

DIRECTOR INPUT

Mr. Killian stated to President Van Scyoc that he hopes that they are not going to eliminate any of the committees. All these committees perform a good function. President Van Scyoc responded that they have no intention of eliminating any committees. Mr. Killian suggested that President Van Scyoc motion that the will have these committee, so the committee members know that the are still part of the committee and still have a voice in the community.

- Director Grace motioned that they are not eliminating any committee that advise the Board of Directors. Director Traverso 2nd the motion. Motion Unanimously Approved

Director Besase responded that there will be restructuring within each Committee and President Van Scyoc did agree that some restricting will be done on the committees and that is what is being worked out and no Committee will be eliminated. Also, no committee member from 2025 will be excluded from the process. All community members that are on committee would remain on the committee if they chose to do so.

Director Orchard, there is a lot of redundancy on the committee and how they report things. We need to create a policy and procedure for all committees, and it comes out of the document book and makes it easier. President Van Scyoc replied it sounded like a good idea; it will streamline things which makes it better.

ADJOURNMENT Meeting adjourned at 12:18PM

Next Board Meeting:

Regular Scheduled: 12 February 2026, 2:00PM

Respectfully Submitted,

Denise Huffman Minutes Clerk

Attachments: Agenda, Minutes, Reports

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT
01/01/2026 THRU 01/31/2026

1003 - Petty Cash - Operations	\$ 200.00
1007 - CDARS Program – Operating	\$ 1,050,000.00
1011 - Centennial Operating #2 Sweep (~3.5%)	<u>\$ 697,307.11</u>
As of 01/31/26-Total CASH IN OPERATIONS ACCOUNTS	\$1,747,507.11

1008 CDARS Program - Reserves - CAPITAL	\$ 1,050,462.18
1105 – Centennial Sweep-Reserves-7343 OPNS (~3.5%)	<u>\$ 183,082.67</u>
As of 01/31/26 - Total CASH IN RESERVE ACCOUNTS	\$1,233,544.85

As of 01/31/26-TOTAL CASH-OPERATIONS & RESERVES \$ 2,981,051.96

Builders Deposits – New Construction

1103 – Centennial 6065 Builders Clean Site Escrow	\$ 87,500.00
4220 – Clean Site Deposits \$500 actual vs \$3,166.67	~-\$2,666.67

Approximately 172 homes are currently under construction in RWA.

2026 YTD INCOME: JAN. ACTUAL vs JAN. BUDGET

2026 YTD Income	\$1,568.2K	vs	\$176.2K	OVER BY \$1,392.0K
~8% of the 2026 budget year. RWA INCOME = 74.1% of total year				
Selected Income Line Items (5 of 9)				

4111-ASSESSMENTS =	\$1,529,065.00
4120 INTEREST INCOME =	\$1,771.37
4200-ESTOPPEL YTD =	\$ 11,761.00
4210-TRANSFER YTD =	\$ 11,661.00
4300-FINING INCOME YTD =	\$ 9,750.00

2026 YTD EXPENSES: ACTUAL JAN BUDGET

6000 Line Item Series	\$93,958.03	\$109,466.68	UNDER BY \$ 15.5K
7000 Line Item Series	\$41,339.28	\$ 37,083.33	OVER BY ~\$ 4.3K
8000 Line Item Series	\$ -0-	\$ 166.67	UNDER BY ~\$ 1.7K
9000/9001 Reserves	\$130,418.21	\$130,000.00	OVER BY ~\$ 0.4K

2026 YTD Expenses	\$265.7K	\$276.7K	UNDER BY ~-\$11.0K
~8% of 2025 budget year RWA EXPENSES YTD			

9000/9001 RESERVES Transferred into RESERVES in 2026	\$130.0K
2026 BUDGET – RESERVES = ~\$96.0K CONTRIBUTION OVER BY ~\$ 34.0K	

Respectfully - Sam Besase – RWA Treasurer – February 6, 2026

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S YEAR END REPORT – SUMMARY
01/01/2026 THRU 01/31/2026

- **DELINQUENT RWA PROPERTIES - WAITING TILL AFTER FEBRUARY 15, 2026 FOR NEW LISTING**
-
- Latest CDAR interest rates are averaging ~3.25%.
- Next maturity dates are April 2026.
- Interest rates translate to ~\$6K income per week ~\$31K a year
- Some = 52 weeks which extend into 3Q 2026. Expect average ~3.00% in 2026
- FED met on: 01/28/26; FED kept rates the same. Next meeting – Mid-March 2026
-
- RWA Admin Building Expansion shall be paid by using OPERATIONS CDARs
- Payments for RWA Admin Building expansion to be made over ~2+ years. 2025 & 2026
- * Groundbreaking was held on November 20, 2025!
-
- **CARRY OVER-EXCESS FUNDS (NET INCOME) as of 01/31/26 is: \$1,299,372.17**
-
- 8% thru 2026 – RWA budget is in excellent – outstanding financial shape!!!
- **RWA RESERVES ARE ALREADY - FULLY FUNDED FOR THE YEAR 2026!**
- No increase in assessment – 10 years in a row!
-
- **RESPECTFULLY, SAM BESASE - RWA TREASURER, February 6, 2026**

Manager's Report

February 6, 2025

Administration

- **Processed 8 estoppels and 8 transfers so far this month**
- **Processed and mailed out 10 new homeowner packets so far this month**
- **Processed 9 parking passes and additional permits so far this month**
- **Processed approximately 85 percent of annual assessment payments this month, totaling 6,825 payments. If you are having trouble paying your assessments or need assistance, please contact Jenny at Jenny@rotondawest.org**
- **Released 1 Claim of Lien on a property located in the Pine Valley section**
- **We have recently received 3 approvals for new construction plans from Cape Cave Corporation and have released 0 new construction deposits this week. This brings our total number of ongoing new construction projects to 172 homes. These homes are currently awaiting final occupancy certification under the New Construction Clean Site Program**
- **Since the Annual Assessment mailing was sent out, 504 name or address changes have been processed. Please update your account information to ensure that you receive important information by emailing Amanda@rotondawest.org**
- **Mailed out 7 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**
- **This week, we made significant progress by updating our Section 16. tree removal list. Currently, 38 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, 112 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 8 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 4 signs this week
- Collected approximately \$2495 this week from members with past-due payments for deed restriction violations and past-due assessments
- The Rotonda West Association Community Center is quickly filling up for the 2026 calendar year. If any members are interested in hosting an event or club activities, please contact Annette at 941-697-6788 or Annette@rotondawest.org for any questions or assistance with the application process.

https://rotondawest.org/wp-content/uploads/2021/09/Community_Center_Form.pdf

Rotonda West Maintenance Staff

- The Maintenance Staff has completed or is completing the following tasks:
- This week, we removed the remaining carpets from the Administration building. During the construction of the new expansion, individuals wishing to schedule an appointment to view the progress, please email derrick@rotondawest.org
- A total of 50 yards of trees and landscaping debris have been cleared from Broadmoor Park this week
- Mowing and trimming around the Humpback bridges along Rotonda Circle will be completed in the coming weeks
- The removal of invasive Brazilian pepper and dead trees from the greenbelt and common areas in the Broadmoor Park and Long Meadow sections will continue in the upcoming weeks
- Trimming the palmettos and palm trees while removing invasive vines around Lake Farell and L04 of Broadmoor Park

- **Cleaned 1 unimproved vacant lot in the Pebble Beach section, removing 15 tons of concrete material under Section 5. The property is being charged for our services.**
- **Illegally dumped tires were removed from an unimproved vacant lot in the Pine Valley section**
- **Dropped off the ATV Gator for recall work at the North Port John Deere facilities**
- **Relocated and secured the diesel fuel pump next to Maintenance Building A for improved operation**
- **Cleaned up 2 unimproved vacant lots under Section 16 in the Pinehurst and Broadmoor 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 Greenbelt sections. Next week, we will be mowing in the Oakland Hills and Greenbelt sections**
- **Invasives, grasses, and submersed plants have been sprayed in the canals and areas listed below:**
 - **Broadmoor(Finger Lakes)**
 - **Pine Valley(Grasses and cattails)**
 - **The Truxor has been cutting and removing Vallisneria and grasses in the following sections.**
 - **Pine Valley(Vallisneria)**

Thank you,

Derrick Hedges

Manager

Rotonda West Association, Inc.

*Board Of Directors Meeting
Rotonda West Association,
Inc*

Thursday, February 12, 2026
646 Rotonda Circle
2:00-PM

SECTION	February 2026 – RWA DEED RESTRICTIONS SUMMARY	MONTHLY TOTALS	PERCENTAGE
5	NO RMA	108	9.35%
9	SHEDS	15	1.30%
14	PETS & ANIMALS	0	0.00%
15	NUISANCE	47	4.07%
16	DWELLING & LOT CARE	712	61.65%
18	TRASH CANS VISIBLE (TCV)	142	12.29%
19	COMMON AREAS	0	0.00%
20	DOCKS	0	0.00%
22	SIGNS & FLAGS	8	0.69%
24	VEHICLES & PARKING VIOLATIONS	123	10.65%
TOTALS FOR FEBRUARY 12 2026 DEED RESTRICTION FINING LIST		1,155	100%
CALLS & EMAILS TO OWNERS		267	
VIOLATION RECHECKS		814	70.48%
GRAND TOTALS		2,236	

DEED RESTRICTION VIOLATION FINING LIST

NEW RMA

VIOLATIONS

1	22 Long Meadow Ct	No RMA Painting House	Sec. 5 Long Meadow	\$50.00
2	15 Mark Twain Ln	No RMA Accessory Structure/Greenhouse	Sec. 5 Pebble Beach	\$50.00
3	183 Mariner Ln	No RMA Painting Driveway	Sec. 5 Pinehurst	\$50.00
4	55 Medalist Ct	No RMA Yard Items	Sec. 5 White Marsh	\$50.00
5	9 Oakland Hills Ct	No RMA Sight Screen	Sec. 5 Oakland Hills	\$50.00
6	145 Rotonda Cir	No RMA Fence	Sec. 5 Oakland Hills	\$50.00
7	1148 Rotonda Cir	No RMA Accessory Structure	Sec. 5 Pine Valley	\$50.00
8	6 Tee View Rd	No RMA Sushade Sail	Sec. 5 Pine Valley	\$50.00
9	148 Annapolis Ln	No RMA Landscaping Rocks	Sec. 5 Oakland Hills	\$50.00
TOTAL NEW RMA VIOLATIONS			9	

CONTINUOUS RMA VIOLATIONS

10	75 Boundary Blvd	RMA Approval not to Specs (X1)	Sec. 5 Oakland Hills	\$100.00
11	131 Boundary Blvd	No RMA Sight Screen (X35)	Sec. 5 Oakland Hills	\$1,750.00
12	214 Boundary Blvd	No RMA Landscaping Rocks (X1)	Sec. 5 Pebble Beach	\$100.00
13	214 Boundary Blvd	No RMA Repairing Wooden Planter Box (X35)	Sec. 5 Pebble Beach	\$1,750.00
14	255 Medalist Rd	No RMA Artificial Turf (X35)	Sec. 5 White Marsh	\$1,750.00
15	29 Oakland Hills Pl	No RMA on Chain-link Fence (X35)	Sec. 5 Oakland Hills	\$1,750.00

TOTAL CONTINUOUS RMA VIOLATIONS

6

NEW VIOLATIONS

16	62 Annapolis Ln	TCV	Sec. 18 Oakland Hills	\$50.00
17	229 Annapolis Ln	Dwelling Maintenance/Lot Care	Sec. 16 Oakland Hills	\$50.00
18	235 Annapolis Ln	Dwelling Maintenance/Lot Care	Sec. 16 Oakland Hills	\$50.00
19	249 Annapolis Ln	Dwelling Maintenance/Lot Care	Sec. 16 Oakland Hills	\$50.00
20	129 Boundary Blvd	TCV	Sec. 18 Oakland Hills	\$50.00
21	157 Boundary Blvd	Vehicle Parking (X2)	Sec. 24 Oakland Hills	\$100.00
22	731 Boundary Blvd	Dwelling Maintenance/Lot Care	Sec. 16 Long Meadow	\$50.00
23	17 Caddy Rd	Nuisance Items/Fence Covers	Sec. 15 Oakland Hills	\$50.00
24	33 Caddy Rd	High Grass/Weeds	Sec. 16 Oakland Hills	\$50.00
25	222 Caddy Rd	Vehicle Parking (X3)	Sec. 24 Oakland Hills	\$150.00
26	41 Long Meadow Ct	Nuisance Items/Hot Tub	Sec. 15 Long Meadow	\$50.00
27	194 Long Meadow Ln	Vehicle Parking (X2)	Sec. 24 Long Meadow	\$100.00
28	109 Mark Twain Ln	Unregistered/Inoperable Vehicle (X2)	Sec. 24 Pebble Beach	\$100.00
29	132 Mark Twain Ln	TCV	Sec. 18 Pebble Beach	\$50.00
30	229 Mark Twain Ln	TCV	Sec. 18 Pebble Beach	\$50.00
31	69 Marker Rd	TCV	Sec. 18 Long Meadow	\$50.00
32	7 Oakland Hills Pl	TCV	Sec. 18 Oakland Hills	\$50.00
33	40 Pine Valley Ct	Kayaks on Side of House (X2)	Sec. 15 Pine Valley	\$100.00
34	40 Pine Valley Ct	TCV	Sec. 18 Pine Valley	\$50.00
35	325 Rotonda Cir	TCV	Sec. 18 Pebble Beach	\$50.00
36	6 Tee View Rd	Vehicle Parking	Sec. 24 Pine Valley	\$50.00
37	16 Tee View Rd	TCV	Sec. 18 Pine Valley	\$50.00

TOTAL NEW VIOLATIONS

22

CONTINUOUS VIOLATIONS

38	265 Annapolis Ln	TCV	Sec. 18 Oakland Hills	\$50.00
39	116 Caddy Rd	TCV (X2)	Sec. 18 Oakland Hills	\$100.00
40	203 Caddy Rd	Unregistered/Inoperable Vehicle (X3)	Sec. 24 Oakland Hills	\$150.00
41	197 Boundary Blvd	Shed (X2)	Sec. 9 Oakland Hills	\$100.00
42	197 Boundary Blvd	TCV (X2)	Sec. 18 Oakland Hills	\$100.00
43	197 Boundary Blvd	Vehicle Parking (X5)	Sec. 24 Oakland Hills	\$250.00
44	214 Boundary Blvd	Nuisance Fence Post (X3)	Sec. 15 Pebble Beach	\$150.00
45	257 Bunker Rd	TCV (X3)	Sec. 18 Pebble Beach	\$150.00
46	11 Long Meadow Ln	TCV	Sec. 18 Long Meadow	\$50.00

47	163 Long Meadow Ln	Vehicle Parking (X2)	Sec. 24 Long Meadow	\$100.00
48	236 Long Meadow Ln	TCV (X2)	Sec. 18 Long Meadow	\$100.00
49	5 Mark Twain Ln	Vehicle Parking (X3)	Sec. 24 Pebble Beach	\$150.00
50	109 Mark Twain Ln	Shed (X2)	Sec. 9 Pebble Beach	\$100.00
51	207 Marker Rd	Construction Site not Maintained (X3)	Sec. 5 Long Meadow	\$300.00
52	42 Pinehurst Ct	TCV	Sec. 18 Pinehurst	\$50.00
53	45 Rotonda Cir	Vehicle Parking	Sec. 24 Oakland Hills	\$50.00
54	71 Rotonda Cir	TCV	Sec. 18 Oakland Hills	\$50.00
55	273 Rotonda Cir	Nuisance Dwelling in Need of Repair (X3)	Sec. 15 Pebble Beach	\$150.00
56	294 Rotonda Cir	TCV (X3)	Sec. 18 Pebble Beach	\$150.00
57	901 Rotonda Cir	Nuisance Items (X2)	Sec. 15 White Marsh	\$100.00
58	241 Tournament Rd	Construction Site not Maintained (X3)	Sec. 5 Pine Valley	\$300.00
59	195 White Marsh Ln	Nuisance Fence Post (X3)	Sec. 15 White Marsh	\$150.00
60	195 White Marsh Ln	High Grass/Weeds (X3)	Sec. 16 White Marsh	\$150.00
61	262 White Marsh Ln	TCV (X2)	Sec. 18 White Marsh	\$100.00

TOTAL CONTINUOUS VIOLATIONS

24

SECOND VIOLATIONS

TOTAL SECOND VIOLATIONS

0

TOTAL VIOLATIONS

61

To: Rotonda West Association Board of Directors
From: Colleen M. Koppenhaver, CPA (Ret.), MBA
Date: February 9, 2026
Re: Budget and Finance Committee Update to the Board

The Budget and Finance Committee met on February 9, 2026. Sam Besase gave a comprehensive Treasurer's Report for the year ending December 31, 2025. Both Derrick and Sam answered questions from the committee. The RWA finished 2025 with revenues and expenses exceeding the budget, resulting in a net loss of \$48,919 as compared to the planned break-even. Derrick Hedges also provided updates on liens, foreclosures, delinquent owners, and discussed changes to the disbursement process, which are being reviewed legally and will require amendments to the Bylaws. These changes include moving some payments from checks to electronic ACH transactions, which do not accommodate the current requirement for two signatures on checks.

The committee raised three agenda items that need guidance from the Board of Directors: the Charter for the Budget and Finance Committee, monitoring financial results compared to the budget, and policy reviews. Though these topics are separate, they are closely related. According to the current Charter (RWA Policy and Procedures Section 12.03), the committee is responsible for providing financial information and support to the Board. Traditionally, the committee has monitored monthly revenue and expense reports against the budget. The committee recognizes that we have both annual operating and capital expenditure budgets. In 2025, a significant capital expense was approved for the Administration Building. The committee wants to clarify if its responsibilities include tracking actual capital expenses for this project versus approved amounts.

The second clarification involves reviewing the Charter and related RWA policies. Historically, the committee has reviewed not only Section 12.03 (the Charter) but also chapters on Annual Budget Development, Monthly Financial Reports, Reserves, and Internal Controls. The committee asks whether it should continue this broad review or focus solely on Section 12.03.

Regarding membership, the Charter requires at least five and no more than seven members (Section 12.03.02). The committee currently has four or five members, but one may resign due to health issues, reducing the number to four. Before recruiting new members, the committee seeks Board input on whether the existing size requirement is still suitable.

The committee thanks the Board for their guidance as it works to fulfill its duties. They will wait for these clarifications before appointing a permanent chairperson or suggesting new members for the Board's consideration.

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – JANUARY 2026 REPORT

- RWA ADMIN BLDG ADDITION-STARTED LATE DECEMBER 2025 TO 3Q 2026. GREAT PROGRESS. PLUMBING-CONCRETE-WALLS-TRUSSES-ROOF-FRAMING
- CEILING-FLOOR-WALLS DÉCOR BEING REVIEWED
- ROOF ON EXISTING ADMIN BUILDING BID PROCESS COMPLETED-~\$40K
- 8 WINDOWS IN EXISTING ADMIN BLDG BID PROCESS COMPLETED-~\$34K
- REPLACE 2 DOORS IN EXISTING ADMIN BLDG BID PROCESS STARTED
- 10 CAPITAL ITEMS APPROVED BY THE BOD. RWA MANAGER BEGAN THE PROCESS OF BIDDING & EVENTUAL COMPLETION FOR SOME OF THE 10 PROJECTS. SEE BELOW ATTACHED LIST
- STATUE OF LIBERTY DONATED BY RESIDENTS HAS BEEN INSTALLED WITH LIGHT
- WATER SAMPLING CONTINUES- NO WATER QUALITY ISSUES FERTILIZER ISSUES
- RWA IN-HOUSE CANAL MAINTENANCE SAVED ~\$80,000 IN 2025
- 1ST MOWING CYCLE IN 2026 HAS STARTED – ALSO GREENBELTS & PARKS
- JOHN DEERE ARTICULATING ARM MOWER ARRIVED, BEING PAINTED
- PINE VALLEY CANAL ACCESS ON SCHEDULE – 2Q 2026 - FDEP/SWFTMUD
- ADMIN PERSONNEL & EQUIPMENT MOVED TO RWA COMMUNITY CENTER

Clearing of debris – RWA common ground areas (BP-MP-Greenbelts-Marina, etc.), approximately 20 loads of trees and debris cleared from Broadmoor Park in 2026.

Clearing of Hurricane Ian debris from vacant lots – RWA Manager has a list of about 725+ lots being worked by the RWA. About 625 have been cleared, leaving about 100 more to clear. = PERHAPS COMPLETION BY 2Q/3Q 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 sent to residents who cleared RWA property to 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.
NEW WATER RESTRICTIONS EFFECTIVE 2/8/26 THRU JUNE 2026

Chairperson RWA B&G sam.besase@rotondawest.org 02/07/26

ROTONDA WEST ASSOCIATION
BUILDINGS & GROUNDS COMMITTEE – JANUARY 2026 REPORT

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

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

***IN CONJUNCTION WITH ADMIN BLDG EXPANSION**

Broadmoor Park is a **NATURE HABITAT** park, thus the grass, 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 HABITAT** park.

Charlotte County nearby parks (Rotonda-G.C. Hering-Tringali-Ann Dever) offer multiple amenities – the RWA does not want to DUPLICATE these amenities.

The 6-foot areas along both sides ~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 02/06/26

Therefore, the following MOTION is presented to the RWA BOD:

**MOTION: ALL PAYMENTS TO FLORIDAQUATICS FOR
TRANSITION SERVICES SHALL CEASE IMMEDIATELY.**

Note, - assuming that this motion passes, the RWA Manager shall write a letter to FLORIDAQUATICS thanking them for their consulting services and advising FLORIDAQUATICS that the transition is now complete, therefore, no further payments for consulting services shall be made by the RWA to FLORIDAQUATICS.

Also note that it is estimated that the RWA saved approximately \$80,000 in the first year (2025) on canal maintenance and this includes buying the TRUXOR and hiring about 1.25 FTE and also includes CHEMICALS that the RWA had to purchase as well as spare parts and maintenance costs and fuel costs. The savings in 2026 shall be even greater because the purchase of the TRUXOR was already made in 2025. The RWA also provided better and more timely service of customer issues. The savings of approximately \$80,000 equates to approximately \$10 savings per lot.

Regards,
Sam Besase
RWA TREASURER

TO: Rotonda West Association Board of Directors
FROM: Charter Taskforce Committee – Karen Harvey
Date: February 10, 2026
SUBJECT: Report

The task force, consisting of board members Karen Harvey, Sam Besase, and Gwen Grace, has met twice and reviewed all committee charters except for one. The Community Outreach committee plans to review their own charter and submit it back to the Task Force for further evaluation.

The documents are currently undergoing red-line edits and will be ready for committee and board review by the March meeting.

I suggest that we hold another workshop with all committees to review the documents in preparation for a final vote or motion at the April meeting.

TO: Rotonda West Association Board of Directors
FROM: RWA Community Outreach Committee, Gwen Grace, Chair
DATE: February 5, 2026
SUBJECT: Report of February 4, 2026 Committee Meeting

- January activities attendance & notes
 - Bingo – 117 attended
 - Food Truck Tuesday on 2/27 – popular with residents and vendors
 - Trivia – 53 attended
 - Music Bingo – approximately 40 attended
 - Shred Hunger – 173 cars & 4000 lbs of shredding & 3 food pantries
 - Exercise – 28 to 30 for each class
 - Gardening for Wildlife – approximately 30
 - Shorebirds – over 70 attended
- Added one new member (Chester Mann) and one resigned (Donna Stogsdill)
- Upcoming events
 - 4/9/26 – Sound Bathing with Crystal Bowls & Chakra Stones
 - 1/13/27 – Fun With Bugs Presentation by UFL Charlotte County Extension Director
 - 2/10/27 – Audubon National Great Backyard Bird Count Intro
- **Community Center Use Rules -**
Respectful Behavior: Members are expected to show respect for staff, other participants, the facility, and all equipment. After two warnings, if a third incident occurs, action will be taken to exclude member from use of the Community Center.
 - The above statement was accepted to be included in the Community Center Application and all the current members responsible for event/activity will be notified by Annette via email.

ACTION ITEMS

The committee approved the following which is now pending board approval.

1. Upcoming events with budget --
 - a. Volunteer Fair – request for 2/23/26 event from 4 to 6 pm to include wine and cheese to attract new volunteers for all committees & activities \$300 budget
 - b. Talent Show – request for \$350 for show prizes
 - c. Food Truck Tuesday – 2/24/26 & 3/24/26 replaces Mix & Mingle Potluck
 - d. Native & Exotic Plants – 2/24/27 with plant giveaway - \$250 budget

Respectfully Submitted
Gwen Grace, COC Chair

COMPLIANCE REPORT

2/12/2026

Under Florida Statute Chapter 720.305(2)(b), the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met on January 09, 2026, 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 December 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.

Jonathan Nagorny. APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 24: Unregistered vehicle. A motion by Robert Bondeson, seconded by Cheryl Lateer, to impose a violation fine of \$500.00. The motion passed unanimously.

Linda Cornett. APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 16: Dwelling maintenance/lot care. A motion by Cheryl Lateer, seconded by Loni Kiedrwoiski, to impose a violation fine of \$1,400.00. The motion failed unanimously.

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

Next meeting January 29, 2025

A total of 3 violations were to be voted on:

1 violation for Section 24: Unregistered vehicle: \$500.

1 violation for Section 05: Construction site not being maintained in an orderly manner: \$200.00

1 violation for Section 16: Dwelling maintenance/lot care: 1,400.00

1 violation for Section 24: Unregistered vehicle: \$500.00 approved

1 violation for Section 05: Construction site not being maintained in an orderly manner \$200.00 No show

1 violation for Section 16: Dwelling maintenance/lot care: 1,400.00 failed

The total fines voted on were \$1,900.00 Total approved was \$500.00

Barbara Peszko, Chair

02/12/2026

ROTONDA WEST BOARD OF DIRECTORS MEETING
RESIDENTIAL MODIFICATION COMMITTEE REPORT

Since the last board meeting on 1/08/2026, there have been 2 RMC meetings for January on 1/13/2025 and 1/27/2026

Total applications: 146

Total resubmit	02 fence & site screen
Total disapproved	05 driveway post, light poles, lattice gate & site screen, WS shed
Tabled as incomplete	

CATEGORIES:

PAINT:	39
FENCE/SITE SCREEN/WALLS:	37
DOORS/SHUTTERS:	06
CONCRETE/PAVER ETC:	12
POOL/CAGE/LANAI/POOL HEATER:	04
LANDSCAPE/CURBING/ROCK:	16
MISC: LIGHTS, FIRE PIT, PLAY SET, TRELLIS, PERGOLA, TRAMPOLINE, LIGHTS, FLAG POLE, POSTS, SHED, KOI POND WATER	
FALL	20
SOLAR:	05
SCREENED ENTRY:	01
GARDEN BED:	04
RENOVATION:	01
NO NAME REVIEW:	01

RESPECTFULLY SUBMITTED
BARBARA PESZKO, CHAIR

To: Rotonda West Association Board of Directors
From: Election Committee – Dale Jensen, Chair
Date: February 12, 2026
Subject: Report to the Board

Effective immediately, Nadine Clough, Tom D'Abrasca, Roseanne Woodliff, Nancy Ward-Snyder and I resign as members of the Election Committee. Brian Armen has chosen to remain on the committee.



199

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 SHERRY DRUMMER

Modification Address 52 MARKER RD

Subdivision _____ Lot Number _____

Owner Phone 728-777-7710 Date of Request 11/20/2025

Email Address PRIVATEFA77@GMAIL.COM

Owner Signature SHERRY DRUMMER

Contractor Name N/A Phone _____

Date Received 11/20/25 By T

Date Approved _____ Date Denied _____

Comments SEE ATTACHED PICTURE & CONSULTED WITH PRESIDENT HOA ANDY TOO

*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.

Golf Balls are not
acceptable landscape
material.

11/25/25 FR

DENIED



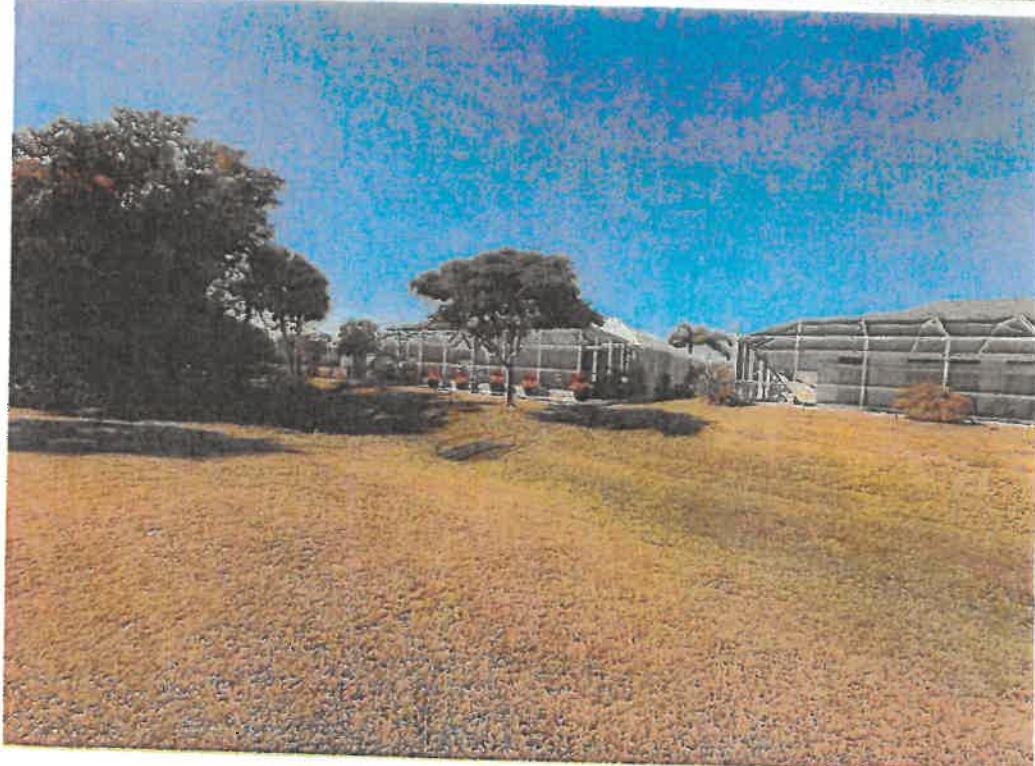
52 Market Rd
Rm A

13-19-2025-11-29

Compliance 1



2



owner provided

ROTONDA WEST ASSOCIATION, INC.
BUILDINGS & GROUNDS COMMITTEE MEETING
Tuesday - February 10 2026 at 10:30am
RWA Meeting Center & ZOOM
(Cont'd)

- **RWA BUILDINGS & GROUNDS INFO FOR RESIDENTS FROM CHARLOTTE COUNTY:**
- RWA residents are advised by SWFLMUD and Charlotte County and the RWA to NOT place Fertilizer & Grass Clippings in **ponds & canals & roads**. Bad for the environment!
- Some residents are MOWING all the way down to the Ponds, this practice is **not recommended by FWC or SWFLMUD and Charlotte County and the RWA**. Bad for the environment!
- Some residents are FERTILIZING all the way down to the Canals and Ponds, this practice is **not recommended by FWC and SWFLMUD and Charlotte County and the RWA**. Bad for the environment!
- Charlotte County Commissioners alerted residents that there is **TOO MUCH NITROGEN** in waterways. Recent Nature Walk - Dr. Dunson recommendations – mowing down to the waters edge is **unnecessary and actually harmful**. Bad for the environment!
- Some residents are **OVER** watering their lawns, Bad for the environment! Lawn watering is limited to two days per week (if needed). Based on the last number in your address. Even number addresses may water on Thursday and/or Sunday before 10am or after 4pm. Odd number addresses may water on Wednesday and/or Saturday before 10am or after 4pm.

For information about water conservation, visit <https://tinyurl.com/CCUWaterConservation>

All RWA members are welcome to attend in person or via ZOOM.

Any property owners wishing to join this committee should fill out the “Join Committee” form available online or at the RWA office and/or see the Chairperson and/or the RWA Manager.

There are no current openings on the RWA B&G Committee. **COMMITTEE CHARTER REVIEW**

There are currently 2 to 3 OPENINGS on the RWA Aquatics Water Samplers.

******MEMBER INPUT - AGENDA ITEMS AND NON-AGENDA ITEMS:**

****Any property owner wishing to address the RWA Buildings & Grounds Committee during the MEMBER INPUT portion of the meeting, shall state their name and address for the record and be the property owner or designated representative of the property owner and be a member in good standing.

****Property owner input/remarks shall be limited to 3 minutes (max) and are encouraged to be addressed to the Buildings & Grounds Committee as a body, not to individual members of the committee or community.

****Disparaging remarks directed to either Buildings & Grounds committee members or the RWA BOD or RWA Staff or RWA property owners are discouraged.

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.

Posting Date: February 6, 2026



32

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 FEE WILL BE IMPOSED IF WORK IS STARTED BEFORE APPROVAL

Owner's Name Brenda Finnell

Modification Address 40 Medalist Terr. Rotonda West, FL 33947

Owner Phone 239-281-6048 Date of Request 12/21/25

Email Address bfinnell@msn.com

Owner Signature Brenda Finnell

Contractor Name handy men Phone ?

Date Received 2 years ago 12/23/25 By ? T

Date Approved _____ Date Denied _____

Comments after hurricane hit my door was destroyed
and replaced with new lattice

✓ CHECK LIST OF REQUIRED ITEMS:

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

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

NEW ROOF/RE-ROOF/COMPOSIT LANAI ROOFS

Current color picture of exterior of house and roof

Sample of materials to be used and colors

SCREENED ENTRYWAY/GARAGE SCREENS/EXTERIOR SCREENED DOORS

Current color picture of area to be screened

Plans & Specifications

DENIED

1/13/26 bp

no lattice

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



Picture of my gate..

Measurement - 42.5 in by 57 in

I have not replaced the door, it is the same door, different hinges and different lattice work done on the door as PCP was destroyed during hurricane Helene, only thing that was changed was the middle part of the door and didn't realize you had to submit new material for the same door, also hinges are new, but same latch and same post.

**ROTONDA WEST ASSOCIATION, INC.
RESIDENTIAL MODIFICATION COMMITTEE GUIDELINES**

**INDEX FOR COMMON TYPES OF ADDITIONS, ALTERATIONS
AND MODIFICATIONS THAT REQUIRE RMC APPROVAL**

Section	Page
01. Exterior Additions, Alterations and Modifications	1
02. Colors for Dwellings, Additions, Accessory Structures and Improvements	2
03. New Roofs or Re-roofs	2
04. Additions/Modifications to the Dwelling	2
05. Swimming Pools, Spas and Hot Tubs	3
06. Driveways and Walkways	3
07. Boat Docks and Other Canal Area Improvements	4
08. Fences, Site Screens and Walls	5
09. Accessory Structures	6
10. Recreational Equipment and Putting Greens	6
11. Shell and Rock Landscaping and Irrigation Systems	7
12. Storm/Security Shutters	7
13. Solar and Photo Voltaic Panels	7
14. Permanent Generators and Propane Tanks	7
15. Antennas	7
16. RMC Authority	8
17. RMC and RWA Non-Liability	8
18. Inspections	8
19. Appeals	8

16. RMC Authority

- The review time for approval or disapproval of an RMC allowed improvement, addition, modification or repair is forty-five (45) days after the receipt of all required items and properly completed forms.
- Any case-by-case RMC approval will be for a single use only and will not be considered a precedent.
- RMC review criteria and construction specifications may be subject to change from time to time and are not solely limited to the items referenced in these RMC Guidelines.

17. RMC and RWA Non-Liability

- The RMC or the RWA shall NOT be liable to any Lot/Tract Owner or any other person or entity for any loss, damage, or injury arising out of or in any way connected with the performance or nonperformance of the duties hereunder or approval or disapproval of any plans or specifications.
- The review and approval or disapproval of all plans and specifications submitted for any proposed modification or construction shall NOT be deemed approval or certification of the proposed modification or construction for structural safety or conformance with any government building codes or for any insurance liability.

18. Inspections

- Section 5 of the Deed Restrictions, Architectural Review, provides among other items that the Association (RWA) reserves the right, but not the obligation, to inspect construction as it proceeds. The purpose of any inspection would be to determine that construction is in compliance with the approved plans, specifications, site plan, and the Deed Restrictions.
- Should any inspection show that the construction is not in compliance as approved, the Association (RWA) can order the work to be stopped until the objections have been complied with or resolved in writing.

19. Appeals

Appeals of unfavorable decisions rendered by the RMC may be filed with the Board of Directors by the original applicant. No appeals of any party other than the original applicant will be considered. Such appeal must be filed within fourteen (14) days of the date on which the written decision of the RMC was issued. The Board shall consider the appeal within forty five (45) days after the appeal is filed. The decision of the Board shall be final.

GUIDELINES FOR SPEAKING AT BOARD OF DIRECTORS MEETINGS

The Rotonda West Association greatly values your opinions and encourages Membership participation. Anyone who wishes to speak at a Meeting will be allowed to do so, as long as you follow these "*Guidelines for Speaking at Board of Directors Meetings.*"

These are general guidelines and the Presiding Officer or Board may deviate from them if necessary.

RULES OF ORDERLY CONDUCT

Each individual attending a Board meeting must confine his or her comments or opinions to those relevant to the agenda item under discussion. The exception to this is during the agenda item 'Members Input' when it is appropriate to discuss any item of concern. Any individual who engages in behavior that causes unreasonable delays, disruptions of the Board meeting, uses profanity or speaks/acts in an unruly or threatening manner at any time during the meeting may be removed from the meeting room, at the direction of the Presiding Officer if they do not promptly desist.

SPEAKING ON ITEMS ON THE AGENDA:

Any individual may address the Board on items open for discussion, after a motion has been made and seconded, but prior to a vote being taken. Any individual addressing the Board must state his or her name and the entity that the individual represents (if applicable) and give his or her address for the record. All individuals shall limit their address to the item being discussed and shall be granted Three (3) minutes to address that item, unless further time is granted by the Presiding Officer. At the discretion of the Presiding Officer, an agenda item may be sent back to Committee for further discussion, or the Question under discussion may be called. **COMMENTS ON ANY TOPIC OTHER THAN THAT UNDER CONSIDERATION WILL BE CONSIDERED OUT OF ORDER.**

SPEAKING DURING THE MEMBER INPUT PORTION OF THE AGENDA

All individuals (in good standing)* wishing to speak will be allowed to speak in accordance with the procedure outlined below:

- * Individuals wishing to speak Must Complete a name/address slip.
- * Speakers will be taken in turn, Per the Sign in Sheet.
- * Individuals addressing the Board on any subject within the scope of the Board's authority, excluding personal criticism or promotion, may do so by approaching the podium and speaking into the microphone when called by the Presiding Officer to address the Board.
- * Addressing the Board from the audience or from a site other than the Podium may be deemed INAPPROPRIATE.
- * Speakers will be limited to three minutes to address the Board.
- * Speakers will not be limited to the number of topics.

Footnote:

- * as defined in the Rotonda West Association, Inc. Governing Documents August 2003
- Approved July 19, 2006 by the Board of Directors

08. Fences, Site Screens and Walls

A FENCE is a structure that totally encloses a portion of or all of the rear and/or sides of a Dwelling and is usually attached at two points on the Dwelling. A SITE SCREEN is used to screen such items as pool pumps and filters, sprinkler pumps, and trash containers so that they are not "Visible" from the street (air conditioning units and pool heaters do not require screening). Site screens are usually installed in a straight line or in an "L" or "U" shaped configuration with the above surface open for light and air movement. The length of a site screen shall be limited to that which is necessary to achieve the visible deed restriction definition. No site screen shall exceed six (6) feet in height. WALLS or repair of existing WING WALLS shall be constructed of the same materials as the Dwelling. Walls or wing walls constructed of cement block shall be erected on a concrete footer. All walls or

Page 9 of 15

repair of existing wing walls must have a finish on both sides and painted to match the main color of the Dwelling.

- Fences, site screens, and walls constructed of wood are not permitted. Any wood fence, site screen or wall that is currently in existence must be removed upon the sale or transfer of the property.
- Lattice fencing material shall not be used as a fence or a site screen. Any lattice fence or lattice site screening in existence prior to _____ shall be permitted to remain, except if any such non-conforming lattice fence or lattice site screening is damaged or destroyed by more than 50% of its size, it shall not be reconstructed. If the Lot/Tract is sold or ownership transferred, any lattice fence or lattice site screening shall be removed. In the event the lattice fence or lattice site screening has not been approved by the RMC, then it must be removed.
- Other fence materials and colors may be approved on a case-by-case basis including aluminum, vinyl and wrought iron.
- Plain galvanized chain link fences are not permitted. However, chain link fences coated with vinyl (green, black, or brown colors) shall be permitted. Any galvanized chain link fence currently in existence must be removed upon the sale or transfer of the property.
- No wall shall exceed four (4) feet in height regardless of where placed on the property.
- No fence over four (4) feet in height shall be erected on any lot between the rear lot line and the rear of the Dwelling or, if applicable, the lanai or pool cage that is attached to the Dwelling, whichever is closest to the rear lot line.
- No fence of any kind will be permitted beyond the rear lot line.
- No fence over six (6) feet in height shall be erected on any lot.
- A fence that is flush with the front corner of the Dwelling or up to four (4) feet back from the front corner of the Dwelling cannot exceed six (6) feet in height. A site screen tie-in must be of the same design and type as the side fence. Fences used solely as screening may be solid and up to six (6) feet in height from the front corner of the dwelling to the approved item to be screened so it is not visible. Fences and site screens may not extend past each front corner of the Dwelling toward the street.
- The use of tarpaulins/sunshades/composite or other such materials may not be used to conceal or protect items of personal or tangible property when located

Page 10 of 15

inside of a fenced enclosure or site screened area or on the outside of a screened cage.



9

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 FEE WILL BE IMPOSED IF WORK IS STARTED BEFORE APPROVAL

Owner's Name Riverhouse Condo Association

Modification Address 78 Boundary Blvd, Rotonda West, FL 33947

Subdivision _____ Lot Number _____

Owner Phone 941-697-1444 Date of Request 1.16.26

Email Address Patricia@myflmanager.com

Owner Signature Patricia Davey

Contractor Name _____ Phone _____

Date Received 1/16/26 By T

Date Approved _____

Date Denied 1/27/26 pr

Comments _____

DENIED

Sec section # 8

Bullet 10 Res guideline

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.

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 9 ft.

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 20 feet
- 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
- Pictures of windscreens to be installed at both pools attached.

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)
- 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.**



Please find the attached RWA application for Riverhouse to install windscreens at both of the Association pools. The winds blowing thru are keeping residents from using the pools.

