

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

BOARD OF DIRECTORS' MEETING
THURSDAY, March 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

- Approve minutes for February 12, 2026, Monthly BOD Meeting Minutes.

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 the Briefing Packet.

Manager's Report – Derrick Hedges
Materials in the Briefing Packet.

Deed Restriction Violations – Kelsey Stewart (Administrator)
Materials in the Briefing Packet.

- Motion to the Board to levy the fines on the members for the violations listed numbers 1 through 57 .

COMMITTEE REPORTS

Budget & Finance Committee

No Report.

Buildings & Grounds – Sam Besase (Chair)

Materials in the Briefing Packet.

BACKGROUND:

ROTONDA WEST ASSOCIATION (RWA) HAS EXPERIENCED OVERNIGHT PARKING ISSUES, ESPECIALLY AT LIBERTY (GAZEBO) ISLAND, THEREFORE, THE FOLLOWING MEASURES NEED TO BE INSTITUTED PER ADVICE FROM ATTORNEYS:

MOTION:

A motion to address parking issues at RWA properties:

- 4 HOUR LIMIT ON PARKING FROM 7AM TO 7PM
- NO OVERNIGHT PARKING (from 7pm to 7am) with proper legal signage
- SIGNAGE EVERY 25 FEET OF FRONTAGE
- SEE SIGN EXAMPLE (Picture)(Have Joe include Jay pictures in the packet)
- 7 MEMORIAL PARKS PLUS MARINA PARKING AREA (7 parks x 4 signs each plus 10 signs for Marina parking area = ~38-40 signs)

Charter Taskforce Committee

Materials in the Briefing Packet.

Community Outreach Committee – Gwen Grace (Chair)

Materials in the Briefing Packet.

Compliance – Barb Peszko (Chair)

Materials in the Briefing Packet.

- Motion: Kathy Stickland to join the Compliance Committee

Residential Modifications Committee – Barb Peszko (Chair)

Materials in the Briefing Packet.

Deed Restrictions Committee

No Report.

Election Committee

No Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc.

1. Appeal 139 Mariner Lane – Delfina Ledesma and Ernesto Leyva

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: March 10, 2026

Next Meeting: April 9, 2026

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

Board of Directors Meeting

Thursday, February 12, 2026 – 2:00 PM

MINUTES

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

ABSENT: Karen Harvey (Excused)

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, P.J Kerrey, James Carter, John Smith, Barb Peszk, Karen Hoover, Les Goodman, Dravid Drummer, Colleen Koppenhaver, Bob Bonderson, Margaret McGonigle, Dale Jensen, Paul Slovinski, Tammy Birdsong, Randy Keller, Lance Petti, (Zoom) Jenny Bulle, Floyd Williams, Amanda Stuever, Cheryl Clatter, Tom Rocque, Leo VanOrden, Jessica Marlin, Paul Herold.

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 Grace moved the Board to approve the BOD Meeting Minutes for the January 8, 2026, meeting, and Director Orchard 2nd the motion. Motion approved.
- Director Orchard moved the Board to approve the BOD Meeting Minutes for Workshop January 29, 2026, RWA meeting, and Director Grace 2nd the motion. Motion approved.

MEMBERS' INPUT (Agenda Items)

Jimmy Carter – Riverhouse appeal for 78 Boundary Blvd. to install a wind screen for the fence. Mr. Carter appealed against the decision of the Residential Modification denial of the wind screen for the fence for the Riverhouse Condo Association. He stated that the wind blows around the pool area and makes the area too cold during the winter months to enjoy the pool setting. This cover will mitigate the wind, allowing members to relax and enjoy the pool area; the average wind speed is 8 – 12mph. He also stated that this will only be up until the end of spring.

President's Update: Andy Van Scyoc

President Van Scyoc gave an update regarding the proposed Quarters of Rotonda is a low-income housing development that is being put in Rotonda West. We have tried to retrieve information, but we don't have much. It is now in zoning; it has not gone to permitting. The RWA Board has no influence on this development. We were informed on Facebook, like everyone else was. We will continue to monitor the project.

Treasurer's Report: Director Besase

Director Besase provided a written report attached to these minutes.

For January 2026 Total cash is almost three million dollars, and there are 172 homes currently under construction. The Reserve Contribution for the year was made for one hundred and thirty thousand instead of the normal ninety-six; the reserve study shows it was overfunded by thirty-five thousand dollars.

Manager's Report: Manager Hedges

Manager Hedges provided the Board with a written update on the projects that staff have been working on. RWA just finished mowing the green belt we are trying to do a lot of work during the dry season, working steadily in the green belt area for the last couple of weeks. We are also working in the Longmeadow area and have removed about twelve to thirteen pine trees and about ten different Brazilian pepper trees that are "encroaching" on the twenty-one miles in the green belt area.

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

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

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

No Report.

Budget & Finance Report:

Collen Koppenhaver provided a written report attached to these minutes. There are three items the committee is seeking input from the Board regarding: we are making sure that we are fulfilling the responsibility as a committee. Currently, the Charter for Budget and Finance is responsible for providing financial information and support to the Board. We recognized that we have a capital project that was approved by the Board and homeowners with the Administration building, but the Charter does not address the Finance Committee's responsibility for capital projects. Does the Board want the Finance Committee to look at the actual expenditures on the project and give a summary each month of how the project versus what was approved?

President Van Scyoc responded that he would suggest addressing this at a later time, as far as addressing it now, I do not have all the information on that.

Director Grace replied that once something has been approved, and Budget and Finance has looked at everything and it's been approved by the Board, the intricacies of the money spending

aspect of it will be done more by the manager and Treasurer than the Budget and Finance Committee. At the end, the Budget and Finance can look at it, but as far as the project is going along, you do not want to look at every item.

Ms. Koppenhaver's second item is regarding the review of the Charter, Policies, and procedures. Three years ago, the committee reviewed the charter. She asked if it should remain as the procedure or should it be changed. Director Besase responded that he, Director Harvey, and Director Grace are in the process of reviewing all the Charters. We will be getting our notes and meeting with the Budget and Finance. President Van Scyoc responded that the Charters are being reviewed, and it should be known in the next month how to proceed.

The third item is that our committee is down to four members because one of our members passed. The Charter states that there should be five to seven members; should we recruit new members to be within the Charter?

Should we work for now with the members we have, or do we need five to seven members to meet? Director Besase stated that the Budget and Finance should be set up at the Volunteer Fair to recruit new members for the Budget and Finance Committee.

Buildings & Grounds – Director Besase (Chair)

Director Besase provided a written report attached to these minutes.

RWA brought the canal maintenance in-house over a year ago and has saved approximately eighty-thousand dollars in 2025, including buying the equipment. We bought an articulating mower last December and brought that mowing in-house, and it should save us forty thousand a year. Charlotte County's new water restrictions were put in place until July, only once a week for homeowners. RWA paid Florida Aquatic a consultant fee for a year or to transition, and now that is done. Director Besase made a motion:

- Director Besase made a motion that All Payment to FLORIDAQUATICS for Transition Services Shall Cease Immediately, and Director Orchard 2nd the Motion. Motion Unanimously Approved

Community Outreach – Gwen Grace (Chair)

Director Grace provided a written report attached to these minutes.

- Director Grace made a motion for upcoming events, and Director Traverso 2nd the Motion. Motion Unanimously Approved
 - 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 replaces Mix & Mingle Potluck.
 - 4.) Native & Exotic Plants – 2/24/27 with plant giveaway - \$250 budget

President Van Scyoc wanted to give an honorable mention to Bill Stien for permitting us to do

the food truck because, technically, it violates our Warranty deed restriction, and with his permission, we're allowed to do so. We are doing it a second time and want to recognize the partnership RWA has with Rotonda Golf on this food truck event. Thank You. Director Grace added that Hill's will again be providing a bar, with alcohol, beer, wine, and soda beverages, and I hope they continue with us, as it is a very popular event. She gave kudos to Maureen Laderer, who brought this event to RWA. Director Kelly spoke and clarified that this event was only for February 22, 2026, and has not approved an event for March 2026 yet. Director Besase and President Van Scyoc expressed that no outside food or drinks will be allowed at this event.

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 –

No Report.

Election Report

Mr. Jensen reported that, effective immediately, Nadine Clough, Tom D'Abrasca, Roseanne Woodliff, Nancy Ward-Snyder, and he are resigning as members of the Election Committee. Brian Armen has chosen to remain on the committee.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS

52 Marker Rd.

Dave and Sherry Drummer came to appeal the golf ball decorated pyramid design landscaping around the backside of the house. He stated that he has received positive comments about the landscaping by the golfer on the course, so he wants to leave the golf ball landscaping decorations where they are. President Van Scyoc stated that it is a unique idea, but he must follow the guidelines set by the Res Mod committee. He asked Ms. Peszko, chair of the committee, for her input. Ms. Peszko stated that she told Sherry Drummer at the committee meeting that she needed to resubmit the application with the pyramid design to the committee, and you cannot have the balls on the ground. They requested to make golf ball pyramid decorations and put them between the planters, and Ms. Peszko stated that would be acceptable, but a resubmitted application needed to be provided.

78 Boundary Blvd.- Riverhouse

Director Traverso expressed his concern that this needs to be considered, as over 140 condo members are being affected by this and cannot enjoy the outdoors near the pool during the colder

months because of the winds. He wants his fellow Board members to think “out of the circle”. The screen will help mitigate the winds, and we should reconsider our original stand on this issue. Director Orchard stated that she first wanted to comment on the committee for following the rules strictly, and appreciated it, but the appeal had come to the Board because they are asking for an exception to the rules. Director Orchard stated that after her visit to the Riverhouse Condo, she stated it is a unique property and was told it will be used only for a limited time and will be down by summer if approved. She knows of three other places that have 100s unit in the building or more members, and that would be where she would consider that they get the exception, not the homeowner.

- Director Traverso made a motion to uphold the motion of the Res Mod committee and Director Orchard seconds the motion 78 Boundary Blvd. The board voted unanimously not to approve.
- 40 Medalist Terr. Brenda Fennell's appeal on the lattice gate, the lattice is not permitted by the Res Mod. Committee. Ms. Peszko stated that lattice work is not allowed in the new guideline, and there was a time when lattice work was why one saw lattice work structure in neighborhoods. The original gate was solid, and the replacement was lattice and taller than the fence structure, which was installed without an RMA approval. If an RMA had been completed and sent to the committee, we could have advised Ms. Fennel what she had to do, but unfortunately, it was done without the RMA approval. What needs to be done is that Ms. Fennel needs to reapply for the solid gate height of 48”, so no fine will be imposed.
- Director Besase made a motion to uphold the motion of the Res Mod committee, and Director Traverso seconded the motion 40 Medalist Terr. The Board voted unanimously not to approve.

MEMBERS' INPUT (Non-Agenda Items)

Lance Petti – 79 Mark Twain Lane. He stated that the property that is next door is in deplorable shape, and Charlotte County considers the property abandoned. He asked, “Can you please let me know what that means? Can you tell me what abandoned means? It is not for sale. Director Traverso questioned who the builder was, and Manager Hedges replied to Carpenter Homes. Director Traverso explained that Carpenter Homes is no longer building in this area; they have several abandoned homes here. The homes are under LLCs, and the managers of the projects are also LLCs, and this is a problem in Rotonda. A second attorney firm was hired to handle all the foreclosures and bankruptcies. In the new guideline asking for proof of funding, which was done on the last new construction approved, this LLC issue came up. Director Traverso got proof of funding signed by two different managers and two different LLCs that are funding the project to make sure funding was secure. Dealing with LLC is difficult in new construction, which is why the fine was raised, and when the homeowner reaches the maximum fine, RWA can take other actions. Manager Hedges explained to Mr. Petti that abandonment was good, as it shows the County is starting to act. RWA is close to foreclosing on it, and the County will also proceed

with it; it will be a “piggyback” process of both foreclosing on the property, like what we do with banks a lot of times. He stated he would get in touch with the County and see where they are in the process and would contact Mr. Petti tomorrow.

RESPONSE TO MEMBER’S INPUT

DIRECTOR INPUT

ADJOURNMENT Meeting adjourned at 3:46 PM

Next Board Meeting:

Regular Scheduled: 12 March 2026, 2:00 PM

Respectfully Submitted,

Denise Huffman, Minutes Clerk

Attachments: Agenda, Minutes, Reports

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT
02/01/2026 THRU 02/28/2026

1003 - Petty Cash - Operations	\$ 200.00
1007 - CDARS Program – Operating	\$1,400,000.00
1011 - Centennial Operating #2 Sweep (~3.5%)	<u>\$ 427,494.30</u>
As of 02/28/26-Total CASH IN OPERATIONS ACCOUNTS	\$1,827,694.30

1008 CDARS Program - Reserves - CAPITAL	\$1,050,462.18
1105 – Centennial Sweep–Reserves–7343 OPNS (~3.5%)	<u>\$ 130,409.28</u>
As of 02/28/26 - Total CASH IN RESERVE ACCOUNTS	\$1,180,871.46

As of 02/28/26-TOTAL CASH-OPERATIONS & RESERVES \$ 3,008,565.76

Builders Deposits – New Construction

1103 – Centennial 6065 Builders Clean Site Escrow	\$85,500.00
4220 – Clean Site Deposits \$1,500 actual vs \$6,333.34	-\$4,833.34

Approximately 171 homes are currently under construction in RWA.

2026 YTD INCOME: FEB. ACTUAL vs FEB. BUDGET

2026 YTD Income	\$1,602.1K	vs	\$1,625.4K	UNDER BY \$23.3K
~16.7% of the 2026 budget year. RWA INCOME = 75.77% of total year				
	<small>Selected Income Line Items</small>		<small>(4 of 9)</small>	

4111-ASSESSMENTS =	\$1,529,065.00
4200-ESTOPPEL YTD =	\$ 22,027.00
4210-TRANSFER YTD =	\$ 21,528.00
4300-FINING INCOME YTD =	\$ 18,875.00

2026 YTD EXPENSES: ACTUAL FEB BUDGET

6000 Line Item Series	\$199,831.06	\$228,733.36	UNDER BY \$ 28.9K
7000 Line Item Series	\$ 74,404.37	\$ 74,166.66	OVER BY ~\$ 0.2K
8000 Line Item Series	\$ 5,438.96	\$ 6,666.66	UNDER BY ~\$ 1.2K
9000/9001 Reserves	\$130,866.82	\$130,000.00	OVER BY ~\$ 0.9K

2026 YTD Expenses	\$410.5K	\$439.6K	
~16.67% of 2026 budget year RWA EXPENSES YTD			UNDER BY ~-\$29.1K

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 – March 6, 2026

**ROTONDA WEST ASSOCIATION, INC.
TREASURER'S YEAR END REPORT – SUMMARY
02/01/2026 THRU 02/28/2026**

- **DELINQUENT RWA PROPERTIES**
 - About 580 (7.21%) properties are DELINQUENT on 2026 assessments.
 - About 120 (1.5%) properties are DELINQUENT from fines and legal fees, etc.
 - About 700 (8.72%) properties are DELINQUENT.
-

- - 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 02/28/26 is: \$1,191,585.30**
 -
 - **16.67% 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, March 6, 2026**

- **RWA TREASURER'S REPORT FOR FEBRUARY 2026 – NARRATIVE**

- The RWA BOD adopted the 2026 budget in the summer of 2025. **INCOME** line items:
- The total **budgeted** **INCOME** for all of 2026 was estimated at \$2,114,600.
- The total **actual** **INCOME** thru February 2026 was \$1,602,126.51 or 75.77% of 2026 total.
- Therefore, the RWA is well positioned to receive all of the projected 2026 income, after 2 months, the RWA has received over 9 months of our 2026 income. 7 months ahead of time.
- The February 2026 month end Income statement reveals:
- The large amount of **ASSESSMENT** income received to date offsets the slight decrease in the other 5 large income line items
- This summarizes **INCOME** line items in the RWA February 2026 budget.
.....
- Now let's look at some **EXPENSE** line items: The total budgeted **EXPENSES** for February 2026 were estimated at ~\$228,733. Total actual expenses for February 2026 were \$199,831. ~\$28.9K
- 9002 - The RWA allocated \$130,000 from operations funds to reserve funds in January 2026.
- Other significant under and over **EXPENSE** line items thru February 2026 were:
- 6360 – Printing/Postage–Deed Restriction Mailing required by state statute 720. Over by ~\$6.9K
- 6420 – Tech Support – Over by ~\$5.5K mainly due to personnel moves to Community Center and Working from Home
- 6780 - Employee Wages & Benefits: The RWA spent \$133.1K thru February 2026 versus budget of \$135.8K or \$2.7K less.
- The 6000 series line items collectively spent \$199.8K vs thru February 2026 budget of \$228.7K.
- 7500 – Aquatic Mntc. ~\$31.7 vs ~\$33.3K – less by ~\$1.6K
- 7540 – Canal Bank Mowing. ~\$0.3K vs ~\$14.2K – less by ~\$13.9K
- 7560 – Fuel, ~\$3.4K vs \$5.0K – less by ~\$1.6K
- 7710 – Landscape, ~\$32.7K vs ~\$16.7K – more by ~\$16.0K
- The 7000 series line items collectively spent ~74.4K vs ~\$74.2K – less by ~\$0.2K
 - This summarizes 8 of 21 **EXPENSE** line items in the RWA 2026 budget.
- The total **NET INCOME** profit position thru February 2026 is: \$1,191.6K The annual independent outside accounting firm **AUDIT** of the RWA 2025 accounts began in February 2026 and should conclude in June 2026, with a full report to the RWA BOD.
- All of the above information related to the financial status of the RWA is preliminary and is subject to upward/downward revisions that may result from the independent outside annual audit.

- **SAM BESASE - RWA TREASURER - MARCH 6, 2026**

Manager's Report

March 12, 2025

Administration

- **Processed 10 estoppels and 10 transfers so far this month**
- **Processed and mailed out 6 new homeowner packets so far this month**
- **Processed 21 parking passes and additional permits so far this month**
- **Processed approximately 94 percent of annual assessment payments this month, totaling 7,601 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 for unpaid assessments in the Pinehurst section**
- **Processed 1 Notice of Intent to Foreclose for deed restrictions violations and assessments for the Oakland Hills sections**
- **Assisted members in selling their properties through the estoppel process to bring 5 properties into compliance. If you are selling your home and want to ensure it's in compliance, please contact Jenny@rotondawest.org**
- **This week, we made significant progress by updating our Section 16. tree removal list. Currently, 28 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, 101 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 30 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**

- Collected approximately \$1550 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:
- The careful removal of dead trees and invasive species surrounding Area L11 within Broadmoor Park. [://rotondawest.org/?s=broadmoor+park+map](https://rotondawest.org/?s=broadmoor+park+map) along with tree removal near L08 and L06 will continue in the coming weeks
- Spot-sprayed the invasive species along the canal bank in the Long Meadow sections
- Installing lighting around the Statue of Liberty and the American flag pole on Liberty Island
- Cleaned up block and landscaping material that was illegally dumped in an unimproved vacant lot in the Pine Valley section
- This week, maintenance dedicated 16 hours to repairing and reinforcing the bucket attached to the aquatic Truxor. We also replaced the battery terminals on one of our maintenance golf carts, applied an additional coat of paint to our canal bank mowing attachment, and replaced broken boards at the Oakland Hills Marina
- Mowed, trimmed, and spot-treated weeds at all apex bridges in the Oakland Hills through the Pine Valley sections
- We removed 15 miscellaneous stumps and 4 Brazilian Pepper trees from Broadmoor Park along the 3.5 miles of trails and communal areas
- Cleared debris from 1 construction site under Section 5, which was given ample time to clean up but has failed to do so. The builders are being fined and charged for our services. <https://rotondawest.org/wp-content/uploads/2021/09/P-P-1.6.pdf>
- Removed 2 dead pine trees and 20 yards of Brazilian pepper trees from the Greenbelts in the Pinehurst section

- **We cleaned up 3 unimproved properties under Section 16 in the Oakland Hills, Pebble Beach, and Pine Valley sections. These properties were 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 Pinehurst and Broadmoor sections. Next week, we will be mowing in the Broadmoor and Long Meadow sections**
- **Invasives, grasses, and submersed plants have been sprayed in the canals and areas listed below:**
 - **Broadmoor**
 - **Long Meadow**
- **The Truxor has been cutting and removing Vallisneria and grasses in the following sections.**

Thank you,

Derrick Hedges

Manager

Rotonda West Association, Inc.

*Board Of Directors Meeting
Rotonda West Association,
Inc*

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

SECTION	March 2026 – RWA DEED RESTRICTIONS SUMMARY	MONTHLY TOTALS	PERCENTAGE
5	NO RMA	130	13.66%
9	SHEDS	10	1.05%
14	PETS & ANIMALS	0	0.00%
15	NUISANCE	68	7.14%
16	DWELLING & LOT CARE	397	41.70%
18	TRASH CANS VISIBLE (TCV)	186	19.54%
19	COMMON AREAS	0	0.00%
20	DOCKS	0	0.00%
22	SIGNS & FLAGS	16	1.68%
24	VEHICLES & PARKING VIOLATIONS	145	15.23%
TOTALS FOR MARCH 12, 2026, DEED RESTRICTION FINING LIST		952	100%
	CALLS & EMAILS TO OWNERS	197	
	VIOLATION RECHECKS	312	32.77%
	GRAND TOTALS	1,461	

DEED RESTRICTION VIOLATION FINING LIST

**NEW RMA
VIOLATIONS**

1	107 Broadmoor Ln	No RMA Accessory Structure	Sec. 5 Broadmoor	\$50.00
2	3 Mariner Ln	No RMA Wood Post(s)	Sec. 5 Pinehurst	\$50.00
3	16 Oakland Hills Rd	No RMA Accessory Wooden Structure	Sec. 5 Oakland Hills	\$50.00
4	181 Sportsman Rd	No RMA Repairs/Remodel of Shed	Sec. 5 Broadmoor	\$50.00
5	6 White Marsh Ln	No RMA Fence	Sec. 5 White Marsh	\$50.00
TOTAL NEW RMA VIOLATIONS			5	

CONTINUOUS RMA VIOLATIONS

6	148 Annapolis Ln	No RMA No RMA Landscaping Rocks	Sec. 5 Oakland Hills	\$100.00
7	75 Boundary Blvd	RMA Approval not to Specs (X28)	Sec. 5 Oakland Hills	\$1,400.00
8	214 Boundary Blvd	No RMA Landscaping Rocks (X28)	Sec. 5 Pebble Beach	\$1,400.00

9	214 Boundary Blvd	No RMA Repairing Wooden Planter Box (X28)	Sec. 5 Pebble Beach	\$1,400.00
10	4 Golfview Rd	No RMA Fence	Sec. 5 Oakland Hills	\$50.00
11	255 Medalist Rd	No RMA Artificial Turf (X28)	Sec. 5 White Marsh	\$1,400.00

TOTAL CONTINUOUS RMA VIOLATIONS

6

NEW VIOLATIONS

12	204 Boundary Blvd	Vehicle Parking (X2)	Sec. 24 Pebble Beach	\$100.00
13	357 Boundary Blvd	TCV	Sec. 18 Pebble Beach	\$50.00
14	15 Broadmoor Rd	Vehicle Parking (X2)	Sec. 24 Broadmoor	\$100.00
15	42 Bunker Ln	Nuisance Items (X2)	Sec. 15 Pebble Beach	\$100.00
16	47 Bunker Ln	TCV	Sec. 18 Pebble Beach	\$50.00
17	14 Fairway Rd	Vehicle Parking	Sec. 24 Pinehurst	\$50.00
18	29 Golfview Rd	TCV	Sec. 18 Oakland Hills	\$50.00
19	33 Golfview Rd	Jet Ski Parking	Sec. 24 Oakland Hills	\$50.00
20	3 Oakland Hills Pl	Vehicle Parking	Sec. 24 Oakland Hills	\$50.00
21	92 Oakland Hills Pl	TCV	Sec. 18 Oakland Hills	\$50.00
22	57 Pine Valley Ct	Construction Site not Maintained (X1)	Sec. 5 Pine Valley	\$100.00
23	39 Pine Valley Pl	Dwelling Maintenance/Lot Care (X2)	Sec. 16 Pine Valley	\$100.00
24	6 Sportsman Ln	TCV	Sec. 18 Broadmoor	\$50.00
25	148 Sportsman Rd	TCV (X2)	Sec. 18 Broadmoor	\$100.00
26	230 W. Pine Valley Ln	TCV	Sec. 18 Pine Valley	\$50.00

TOTAL NEW VIOLATIONS

15

CONTINUOUS VIOLATIONS

27	229 Annapolis Ln	Dwelling Maintenance/Lot Care (X2)	Sec. 16 Oakland Hills	\$100.00
28	235 Annapolis Ln	Dwelling Maintenance/Lot Care (X2)	Sec. 16 Oakland Hills	\$100.00
29	249 Annapolis Ln	Dwelling Maintenance/Lot Care (X2)	Sec. 16 Oakland Hills	\$100.00
30	129 Boundary Blvd	TCV (X3)	Sec. 18 Oakland Hills	\$150.00
31	197 Boundary Blvd	TCV (X3)	Sec. 18 Oakland Hills	\$150.00
32	197 Boundary Blvd	Vehicle Parking (X3)	Sec. 24 Oakland Hills	\$300.00
33	214 Boundary Blvd	Nuisance Fence Posts (X3)	Sec. 15 Pebble Beach	\$150.00
34	731 Boundary Blvd	Dwelling Maintenance/Lot Care (X2)	Sec. 16 Long Meadow	\$100.00
35	257 Bunker Rd	TCV (X4)	Sec. 18 Pebble Beach	\$200.00
36	203 Caddy Rd	Unregistered/Inoperable Vehicle (X3)	Sec. 24 Oakland Hills	\$150.00
37	12 Golfview Rd	TCV	Sec. 18 Oakland Hills	\$50.00
38	28 Golfview Rd	Vehicle Parking	Sec. 24 Oakland Hills	\$50.00
39	11 Long Meadow Ln	TCV (X2)	Sec. 18 Long Meadow	\$100.00
40	163 Long Meadow Ln	Vehicle Parking (X2)	Sec. 24 Long Meadow	\$100.00
41	236 Long Meadow Ln	TCV (X4)	Sec. 18 Long Meadow	\$200.00
42	5 Mark Twain Ln	Unregistered/Inoperable Vehicle (X3)	Sec. 24 Pebble Beach	\$150.00
43	109 Mark Twain Ln	Shed (X3)	Sec. 9 Pebble Beach	\$150.00
44	109 Mark Twain Ln	Unregistered/Inoperable Vehicle (X3)	Sec. 24 Pebble Beach	\$150.00
45	207 Marker Rd	Construction Site not Maintained (X2)	Sec. 5 Long Meadow	\$200.00

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – FEBRUARY 2026 REPORT

- RWA ADMIN BLDG ADDITION-STARTED LATE DECEMBER 2025 TO 3Q 2026. GREAT PROGRESS. WALLS-TRUSSES-ROOF-FRAMING-PLUMBING-ELECTRICAL
- CEILING-FLOOR-WALLS CABINETS-SINKS-DÉCOR BEING REVIEWED
- ROOF ON EXISTING ADMIN BUILDING WORK COMPLETED 2/26 ~\$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
- 2ND 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 03/10/26

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – FEBRUARY 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-Have 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, COMPLETED FEB 26
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 BUBBLER 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 pay 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 comments shall be directed to the committee, not to individual members

Chairperson RWA B&G sam.besase@rotondawest.org 03/10/26

TO: Rotonda West Association Board of Directors
FROM: Karen Harvey, Sam Besase and Gwen Grace
DATE: March 9, 2026
SUBJECT: Committee Charter Task Force Review

Report:

1. We have met several times and have reviewed charters as pertain to each committee.
2. We are waiting on Community Outreach to give us their charter.
3. We will be ready to give the rest of the Board a review of these charters at the next board meeting.
4. How does the Board want to receive these documents – paper copies or on a flash drive?
5. We will hold a Board/Budget and Finance workshop next Thursday, March 19, 2026 at 1:00 p.m.

TO: Rotonda West Association Board of Directors
FROM: RWA Community Outreach Committee, Gwen Grace, Chair
DATE: March 6, 2026
SUBJECT: Report of March 4, 2026 Committee Meeting

- February attendance & notes
 - Bingo – 115 attended
 - Food Truck Tuesday on 2/24 – cooler weather but popular with residents and vendors
 - Trivia – 67 attended
 - Music Bingo – approximately 58 attended
 - Exercise – approx 30 for each class
 - Celebrate the Gardens – 30 people including 3 children & a school teacher who will be a valuable resource for upcoming events.
 - Day in the Life of a Land Manager – 25 attended
 - Stop the Bleed – 18 attended
 - CPR – rescheduled
 - Volunteer Fair – low attendance

Upcoming events New Events & notes

- Music in the Park – Paul Duffy – Irish Musician - April 15, 2026
- Statue of Liberty Dedication & Celebration of USA – May 23, 2026
- Food Truck Tuesday – approved in writing from William Stine for the remainder of the year.

Communication -

Nadine Clough is stepping down from her role of Westways Editor. Amanda will be assuming the responsibility.

Westways, Constant Contact, Flyers, the Facebook Events Page and road signs are our major means of communicating upcoming events to residents. We are looking into having a QR code added to new resident packets that takes them directly to the RWA homepage and the calendar which is always the best source of up-to-date information. Also exploring the idea of having a volunteer form added to the packet.

Respectfully Submitted
Gwen Grace, COC Chair

COMPLIANCE REPORT 3/12/2026

Under Florida Statute Chapter 720.305(2)(b), the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met on March 5, 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 February 12, 2026 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.

Tony Olinger APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 15: Nuisance Hot tub in yard since July 23, 2025. A motion by Robert Bondeson and seconded by Eugen Lerner to impose a violation fine of \$50.00. Motion passed unanimously.

A motion by Robert Bondeson, and seconded by Eugen Lerner, to CONFIRM the fines imposed by the Board of Directors on February 12, 2026. THE COMMITTEE VOTED UNANIMOUSLY TO CONFIRM.

A motion by Eugene Lerner and seconded by Robert Bondeson to have Barbara Peszko, Chair, motion the RWA BOD to appoint Kathy Strickland to the Compliance Committee.

Next meeting April 2, 2026

A total of 1 violation was to be voted on:

1 violation: Section 15: Nuisance hot tub in yard since July 23, 2025

1 violation for Section 15: Nuisance hot tub in yard since July 23, 2025 \$50.00

The total fines voted on were \$50.00. Total approved \$50.00

03/12/2026

ROTONDA WEST BOARD OF DIRECTORS MEETING

RESIDENTIAL MODIFICATION COMMITTEE REPORT

Since the last board meeting on 2/12/2026, there have been 2 RMC meetings for February on 2/10/2026 and 2/24/2026

Total applications: 123

Total resubmit 06 fence & site screen, lights, driveway posts & rope, patio deck mailbox, pool cage,

Total disapproved 04 driveway post & rope, breakfast nook, golf ball landscape, site screen

Tabled as incomplete

CATEGORIES:

PAINT:	32	
FENCE/SITE SCREEN/WALLS:	29	01 RESUBMIT
DOORS/SHUTTERS:	15	
CONCRETE/PAVER ETC:	12	
POOL/CAGE/LANAI/POOL HEATER:	03	
LANDSCAPE/CURBING/ROCK:	08	

MISC: LIGHTS, PLAY SET, TRELIS, PERGOLA, LIGHTS, FLAG POLE, DRIVEWAY POSTS & ROPE, SIDING BREAKFAST NOOK, FOUNTAIN, PROPANE, MAILBOX	16	
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SOLAR:	03	
SCREENED ENTRY:	01	
GARDEN BED:	02	
DECK & DECK REPAIR	02	

RESPECTFULLY SUBMITTED
BARBARA PESZKO, CHAIR

2/11/26 Resubmit 25

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 FINE WILL BE IMPOSED IF WORK IS STARTED BEFORE APPROVAL

Owner's Name Delfina Ledesma and Ernesto Lopez

Modification Address 139 Mariner LN Rotonda West, FL 33947

Owner Phone 786-234 4618 or 813- Date of Request 12/09/2025

Email Address delfinaledesma@aol.com 790-4294

Owner Signature [Signature]

Contractor Name N/A (Husband.) Phone 813 270 4294

Date Received 2/1/26 By T

Date Approved _____ Date Denied _____

Comments want to put lights in the back due to lack of illumination on the back of the house.

CHECK LIST OF REQUIRED ITEMS: Owner Advised Pressure Treated Posts Driveway Posts

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 house, accessory structure, driveway, 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

DENIED * Incomplete 2/11/26 BP

SCREENED ENTRYWAY/GARAGE SCREENS/EXTERIOR SCREENED DOORS

- ____ Current color picture of area to be screened
- ____ Plans & Specifications

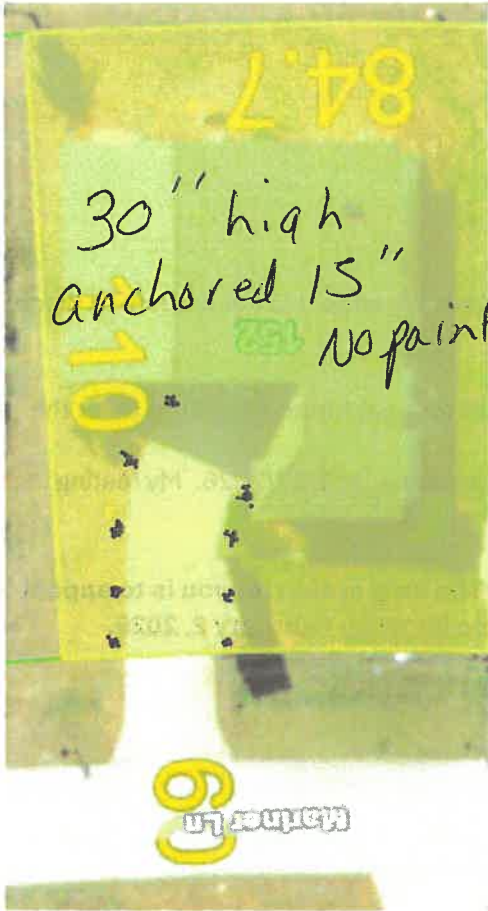
DENIED

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

1/13/26 BP

139 ~~Mariner Ln~~
~~Mariner Ln~~

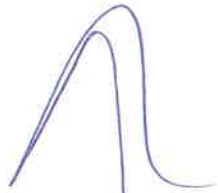


30" high
Anchored 15"
No paint

← Post
* Location



Ignore
←
Approved
+
Corrected



~~Verbal:
lights to be 4'
or inside cage.~~

DW Post - after owner
advisement

-email ~~RMC~~ RMC



Property lines are seen below in yellow. (Regarding the driveway post)

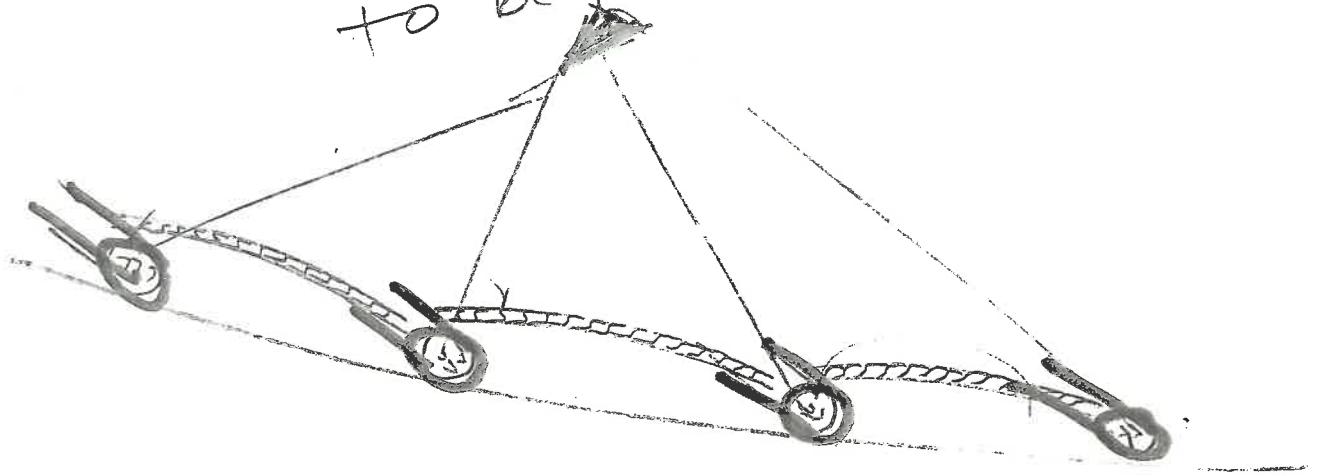
The committee will not approve any improvement that falls outside of the property lines.



↑
Post + Rope
*materials



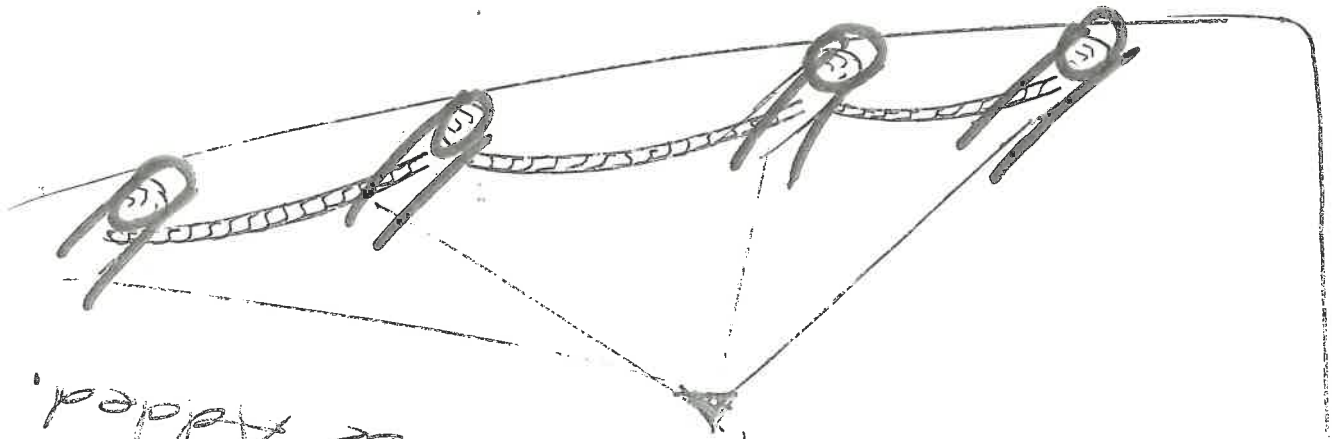
Pailing post
to be Added.



MAIN ENTRY.

Location

DRIVE WAY.



GARAGE.

Pailing post to be Added.

Tammy



From: Delfina Ledesma <delfinaledesma@aol.com>
Sent: Sunday, January 11, 2026 5:43 PM
To: Tammy
Subject: Re: Action REQUIRED 139 Mariner LN

Good afternoon,,
Please find attached where the post will be placed,
Height = 30" and will be anchored 15", no paint

measurements

SHORELINE LUMBER - ENGLEWOOD
 3055 S. MCCALL RD.
 ENGLEWOOD, FL 34224

PAGE NO 1

PHONE: (941) 474-0099

Finance charge of 1.5% will be charged
 on any past due portion of bill.

SOLD TO: **** CASH ****
 896-234-4618

CUST NO: *2
 TERMS: CASH/CHECK/BANKC

DATE: 1/30/26
 CLERK: 27
 SALESPERSON:
 TAX: 2C CHARLOTTE CTY

TIME: 11:37
 TERMINAL: 565

APPLY TO: 139 MARINER
 REFERENCE: 139 MARINER LN
 JOB NO: 000
 DEL. DATE: 1/27/26
 DUE DATE: 1/31/26

ORDER: 69466

SHIP TO: DELFINA
 CPU
 ROTONDA FL

INVOICE: A69572

LINE	QTY	UM	SKU	DESCRIPTION	UNITS	SUGG	PRICE/PER	EXTENSION
1	3	EA	17	PILING 06X12 2.5CCA UC5C	3		92.40 /EA	277.20
2	7	EA	1839	CUT CHARGE BY CHAIN SAW DELFINA	7		5.00 /EA	35.00

*owner advised
 pressure treated posts*

TAXABLE 312.20
 NON-TAXABLE 0.00
 SUBTOTAL 312.20

SUBTOTAL 312.20

PRIOR DEPOSIT 334.05

TAX AMOUNT 21.85

TOTAL 334.05



TOT WT: 606.00

X _____
 Received By