

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 pyramids 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