ROTONDA WEST ASSOCIATION, INC.

646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors Meeting

Thursday, March 12, 2026 – 2:00 PM

MINUTES

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

ABSENT: David Kelly (Excused)

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Annette Casteel, Claudine Hoffer, Bruce Robbins, Susanne Robbins, Ron Cluckering, Marcia Cluckering, Less Goodman, Karen Hoover, Bob Bonderson, David Winklman, Ken Hunter, Elaine Huner, Kelly Williams, Dale Jensen, Paul Slovinski, Rosemarie Sheedy, Colleen Koppenhaver, Pam Pierce. Mike Charysh, Don Sibley, Pat Fitch, Barb Paszko, Paul Thiel, Elizabeth Theil, Jeff Lupton, Monika Lupton, Dor Frederick Kirsch, Ann Weaver, Barry Paterson, Mary Patterson, Tyler Glenn, Larry Lopienski, Rita Lopienski (Zoom), Jim Martin, Amanda Stuever, John Taylor, Joseph Brennan, Kevin Corrigan, John McGionigle, Paul Anselmen, Tony O'Hare, Cheryl Lateer, Suzanne Smith, Sue Rueckel, Tom Rocque, Mike Hack.

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 the February 12, 2026, meeting, and with Director Orchard seconding the motion. Motion approved. Motion Unanimously Approved

MEMBERS' INPUT (Agenda Items)

President's Update: Andy Van Scyoc

President Van Scyoc stated that, following updates on the new project, the Quarters for 212 units proposed, inside the Rotonda West Association property, the Board of Directors, and I are not willing to accept a no. We are seeking suggestions and awaiting legal feedback. I do not think we can stop it, but I'm not going to settle for hearsay information. We are also looking at some things to fix the zoning. This is going to sit inside of RWA, and it is not under RWA's jurisdiction. That is unacceptable, and we will move forward on this. I don't know what can be done yet. This is not a good situation and is not healthy, and the plan does not fit in our neighborhood. President VanScyoc noted that next month's Board Meeting will be at noon rather than 2:00 pm.

Treasurer's Report:
Director Besase provided a written report attached to these minutes.
Total cash is 1.8 million, the CDARs are 1.1 million, and cash and reserves are three million dollars. Total expenses were under twenty-nine thousand dollars so far for the year, and we have already made the reserve contribution. The net income by the end of February was 1.2 million dollars.

Manager's Report: Manager Hedges

Mr. Hedges provided a written report attached to these minutes.

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 57. 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:
No Report.

Buildings & Grounds – Director Besase (Chair)
Director Besase provided a written attachment to these minutes.
A new roof was put on the existing building in conjunction with the addition. Which was approximately a $40,000 saving and will help reduce insurance costs. The patio covering is out for bid, and we should have prices in the next 30 to 45 days. Once bids are received, they will be presented to the Board for approval. The annual University of Florida Lake Watch Night is on Wednesday, April 8th, from 5:00 to 7:00. It's a well-attended event, so mark your calendars. Director Besase also noted that there was a discussion at the Building and Grounds meeting, and a suggestion was made that we, as members, consider a one-time special assessment of $500, which would generate about $4 million, and purchase land on Parade Circle to block that development. After the suggestion was made, Director Besase stated that a formal mailing to all members would need to be sent, which we are legally required to do, costing about twenty thousand dollars. So right now, we have six thousand emails addressed, and we are going to send out a soft pull to get an idea of what the results would be and how the community feels about the special assessment. We will get that information and bring it back to the board, and then we will discuss and figure out how to proceed.

Rotonda West Association (RWA) has experienced overnight parking issues, especially at Liberty (Gazebo) Island; therefore, the following measures need to be instituted, per the advice of the attorneys.

- Director Besase made a motion to address parking issues at RWA properties:
  4 Hour Limit on Parking From 7 AM to 7 PM
  No overnight parking (From 7 AM to 7 PM) with proper legal signage.
  Signage every 25 feet of frontage
  7 Memorial Parks plus Marina Parking Area (7parks x 4 signs each plus 10 signs for Marina parking area = 38-40 signs) And Director Harvey seconded the motion. Motion approved. Motion Unanimously Approved

Charter Taskforce Committee – Karen Harvey
Materials in the Briefing Packet. Director Harvey stated that the committee has met several times and has reviewed each Charter, and is waiting on one more Charter, which is the Community Outreach Committee, and is being reviewed now. We should be ready to move ahead and let the Board review the Charters at the next meeting. Director Harvey also asked the Board how to proceed with this. There are eight to ten Charters that are being reviewed. They decided that is should be printed on paper, and Director Harvey stated that she would email a copy as well. There is a Board/Workshop with the Budget Committee next Thursday, March 19, 2026, at 1:00 pm.

Community Outreach – Gwen Grace (Chair)
Director Grace provided a written report attached to these minutes. Attendance at our events is going very well. Food truck Tuesday was a little down, but we have gotten permission to do it for the remainder of the year. So, Food Truck Tuesday will be once a month. Nadine Clough has stepped down as editor of Westway, and Amanda will be taking her place.

Compliance – Barb Peszko (Chair)
Ms. Peszko provided a written report attached to these minutes.
Kathy Stickland to join the Compliance Committee.

- Director Traverso moved to accept Ms. Stickland to the Compliance Committee and Director Harvey seconded the motion. Motion Unanimously Approved.

Residential Modifications Committee – Barb Peszko (Chair)

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

Deed Restrictions
No Report.

Election Report
No Report.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS
Appeal 139 Mariner Lane – Delifina Ledesma attended the meeting to appeal the Residential Modification Committee's decision regarding the roped-off driveway post along the sides of the driveway using pressure-treated posts. Ms. Ledesma claimed that when she attended the January 27, 2026, meeting, she was only told the objection was that the post needed to be treated. Discussion was held.

- Director Harvey motioned to table the decision until the Board of Directors reviews the Residential Modification committee meeting from January 26, 2026, and Director Orchard seconded the motion for 139 Mariner Dr. Motion. A final decision will be made at next month's BOD meeting in April. Motion Unanimously Approved.

MEMBERS' INPUT (Non-Agenda Items)
Collen Koppenhaver – 101 Tournament Dr.
A member of the Budget and Finance Committee serving as interim chair. She stated that she cannot make the special workshop meeting for the review of the Charters for the Budget and Development Committee. She stated that after she read the redlined version of the Charter for the Budget and Development Committee, she stated her concerns about how important the Budget Committee is to the community, and stripping the committee is not in the Board's best interest or the members of the community. Ms. Koppenhaver reminded the Board of their fiduciary responsibilities and feels that having a budget and finance committee stripped of everything is in nobody's best interests.

Several members of the RWA community voiced their concerns and thoughts about the Quarters project. They want to be involved in the process of figuring out what can be done to stop the building project, and which Association will be responsible for the new community guidelines and restrictions. Many members suggest ways and ideas that are being investigated, and are collecting information to proceed. President Van Scyoc stated that they will have a meeting soon for members to talk about what other information has been gathered and discussed with members of the community at the next Town Hall meeting on this topic.

RESPONSE TO MEMBER'S INPUT

DIRECTOR INPUT

ADJOURNMENT Meeting adjourned at 3:46 PM

Next Board Meeting
Regular Scheduled: 9 April 2026, 12:00 PM
Respectfully Submitted,
Denise Huffman, Minutes Clerk
Attachments: Agenda, Minutes, Reports