ROTONDA WEST ASSOCIATION, INC.

646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors Meeting

Thursday, May 14, 2026 – 12:00 PM

MINUTES

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

ABSENT: Peter Traverso (Excused)

Management: Derrick Hedges, RWA Manager

Members: Joe Harris, Collen Koppenhaver, Paul Slovinski, Les Goodman, Sue Taylor, Dale Jensen, Barb Peszko, Maureen McDowell, Barry Patterson, Mary Patterson, Rita Lopienski, Randy Keller, (Zoom) Amanda Stuever, Jodi Patterson, Jenny Bulle, Annette Casteel, Karen Hoover, Bob Bonderson

The meeting was called to order by President Van Scyoc at 12:00 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 April 9, 2026, meeting, and with Director Grace seconding the motion. Motion Unanimously Approved.

MEMBERS' INPUT (Agenda Items)

Collen Koppenhaver – 101 Tournament Rd. She mentioned an agenda item to amend the Bylaws. This agenda item affects the association's financial matters. In the past, the Budget and Finance Committee would have reviewed this and provided input. With everything going on, the Budget and Finance Committee did not have the opportunity to review these changes. One change is that the organization is making more electronic payments than writing checks. It looks like a good change for the organization; the threshold was increased from $150.00 to $500.00 or more, which now requires a two-person signature. The second change alters the threshold for soliciting competitive bids. Under the current bylaws, for any amount over $600.00, three independent bids must be obtained. That has been eliminated and replaced with a provision stating that the association shall obtain competitive bids if required by section 720.3055, paragraph two of the Florida Statutes, which is ten percent of the annual budget. Our organization's annual budget is over two million. This would change competitive bidding, as it is only required for contracts or expenditures that are over two hundred thousand dollars. Ms. Koppenhaver feels that six thousand dollars is a big change from two hundred thousand dollars. Paragraph two discusses an exception to it, but it was not clear whether it was meant to reference only paragraph two, which is the exception, or paragraph one, which is the ten percent requirement. Director Besase stated that he is not in favor of the 10%; it would still have to be voted on by the members of

RWA if it is $200,000.00 or more. Director Besase agrees that he would be more inclined to 1%, which would be $20,000.00. Manager Hedges responded, letting everyone know that these were all recommendations made by our bankers and lawyers. They wanted to raise it to twenty percent, but the Board said no, keeping it at ten percent. The RWA Board can draft rules or guidelines. RWA always gets four or five bids to the Board for those decisions, and it spares you the six-thousand-dollar amount. The Board could decide on whatever project they want to do, and how many bids they would like to have.

President's Update: Andy Van Scyoc
President Van Scyoc announced that we are still in the fight over the Quarter's development, and that our developer has requested information from their developer, which they have not yet received.

Treasurer's Report:
Director Besase provided a written report attached to these minutes.
As of April 30, 2026, RWA has 2.5 million in cash, operating, and reserve accounts. Builder deposits were $ 83,000.00; there are approximately 161 homes currently under construction. Income year to date is over by $15,000.00. Year-to-date expenses are under $36,000.00. About 6% of properties are delinquent. The budget is in great financial shape, and reserves are already funded for the year.

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.

- Director Harvey made a motion to levy fines on members for violations listed in numbers 1 through 76. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Grace 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 report attached to these minutes.

Charter Taskforce Committee – Karen Harvey
Director Harvey stated that the Task Force has completed its work, except for the Budget/Development Committee, which is included in the package with the newly formatted Charter and all the resolutions, but is being tabled until the next meeting. All the Directors need to be present to vote.

Community Outreach – Gwen Grace (Chair)
Director Grace provided a written report attached to these minutes.
The dedication of the Statue of Liberty will be on Saturday, the 23rd of May. It will be a fun afternoon.

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.

- Director Grace motioned to accept Les Goodman to join the Residential Modification Committee. The motion was not seconded; therefore, the motion failed.

Deed Restrictions
Written report attached to these minutes.

- Director Grace motioned to accept Cheryl Rippe to join the Deed Restrictions Committee, and Director Harvey seconded the motion.
  Motion Unanimously Approved.

Election Report
No Report.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS
1. Amendment Revision By-Law Discussion/Approval.
President Van Scyoc stated that this was discussed earlier in the meeting. Director Harvey stated that Director Besase was opposed to the 10% change, which is a big leap from $6,000.00 to $200,000.00. On the advice of the lawyer, and we trust you with your financial management, can we do less than their recommendation? Do we have bids over the threshold of two hundred thousand? Manager Hedges stated no, I don't agree: why take the board's power away? We get tons of quotes, tons of bids, the Board is very active, and they will oversee all that anyway. The Building and Grounds Committee must get the list of information ready so that quotes can be received. The 720.355 states what is acceptable; you can set rules within the Board, but do not limit the Board's power. Guidelines within the Board can be set, stating what is to be expected. The Board will be given all the information to determine the approval of the project and authorize the funds. The Board can set restrictions among the

Board and accept what the 720,355 is giving to all businesses, and limit or restrict the Board's power. Director Besase stated the 720 stated that anything over ten percent, we must go to the residents for their vote. Manager Hedges stated that if it is two hundred thousand or over, a vote is needed from all members. This is the same ten percent, six thousand was way too low for years and now the jump to two hundred thousand is too high. Manager Hedges stated that they will still receive quotes and bids. The two hundred thousand never changed; all members would vote for the proposal. Don't limit the bylaws; it can be stated in the Charter what restrictions, guidelines, or procedures are put in place for upcoming projects. Director Grace stated that she agreed with Manager Hedges that newspaper bids are a waste of time. I would rather have you find local contractors that have worked for RWA in the past and know that you are going to get good bids. Manager Hedges stated that it could be put into the Charter. Director Grace stated that it could be taken right out of the bylaws. Manager Hedges stated that it could be put into the Charter, and it is a document that will have to be followed. Director Harvey stated that when the Board meets about the Budget Development Committee, I will put that language in that charter, and we should be alright with that. She asked Director Besase if he was ok with it. He stated that it would be good.

MEMBERS' INPUT (Non-Agenda Items)
Jodi Patterson – 26 Medalist Terrance: She stated that she is concerned about the ongoing parking of vehicles on her property and the golf course common property. For several years, vehicles have been parked twenty feet away from the rear of our property line. This area is not approved or designated, and it is not improved as a parking facility intended for separation from adjacent residential property for parking. Cars and trucks are using the golf cart path to access this area. The path is used by golf carts and pedestrians, which is a safety concern and a liability concern for the golf course and Rotonda West. I have previously contacted the Rotonda West Country Club and Rotonda West Association regarding these concerns, and contacted Charlotte County. The county plans showed designated parking areas and intentional buffering as part of the approved layout. Based on the plans, the current use of this area for vehicle parking and vehicle access appears to be inconsistent with the original site plans. This created both residential impact and potential safety concerns. President Van Scyoc acknowledged the email and is not sure when something can be done about it, but he will investigate this matter. Manager Hedges replied that he has been in contact with Ms. Patterson and spoke to David Kelly to set up an appointment, but Mr. Kelly is swamped right now, and he is going to get back to me with some dates that we all can meet to discuss this matter.

Sue Taylor -12 Fairway: Questioning the process for adding items to the bylaws, wanting to get rid of rentals, unless there is a minimum of one month, and limiting the number of dogs at someone's residence. Our neighbors have eight dogs. They are Rover people, who are dog sitters running a business out of their house. They have up to 12 or 15 dogs at a time, and, among others in the neighborhood, do Rover, a dog sitting service, fence in their backyards, and take in as many dogs as they can. So, she would like to see something added to our bylaws, same as rentals. Last year, the county did a survey for the swale by my house and staked all the way up Fairway. Now, half the signs are gone, and the swale will fill up again, and now the rainy season is approaching. Ms. Taylor also questioned, now that the paving project is completed, will they get back to the swales before all the stakes are missing!
President Van Scyoc stated that the deed restriction prohibits running a business that generates vehicular traffic within the association. This has been an issue that has come up before. We are still

looking for resolutions, and this topic will be brought up again for discussion. I don't know anything about the swales. Manager Hedges stated that he would get with her and discuss the swale issue. He also stated that they have worked with animal control; if it is a fenced-in yard, it is difficult under the 720 restrictions to get them for a violation, but the county has the right to show up and say you have too many dogs and too much stuff on the ground. We could put it in the Deed Restriction, but that is a discussion at the Deed Restriction meetings.

Rita Lopinski – 252 Rotonda Blvd North. She stated that she is here on behalf of the Community Outreach Committee, Health and Wellness initiative, which she is chairing. She also noted that she updates the outreach committee calendar of events. She stated that she is grateful that we have health and wellness programs, and we have the space for them. On January 20, 2025, it was voted to allow Pilates, our most popular health and wellness program, year-round, on Mondays at 10:00 am. On the 4th Monday of every month, we cannot meet because the Budget and Finance Committee has been scheduled. In my research and checking for the last six months, nothing has ever happened in the community room during that hour. I put in a request to add that back to the schedule and allow Pilates to be a weekly class that meets four times a month, except for Mondays and holidays. This request was denied by Amanda, who stated that it is set aside for committee meetings and administrative needs. This need has not happened for six months. This is the community center for our members, and the Pilates class is for members only. The Chamber of Commerce was here last Friday; they took most of their time during the fitness class, taking pictures and promoting it on their Facebook page. Ms. Lopinski asked if the Board would please allow our request to have Pilates meet on the fourth Monday, so we are truly every week. If an emergency comes up, then the class can be cancelled. President Van Scyoc stated that they will not be able to answer those questions, but they will meet and get back to Ms. Lopinski.

RESPONSE TO MEMBER'S INPUT
None.

DIRECTOR INPUT
None.

ADJOURNMENT Meeting adjourned at 1:00 PM

Next Board Meeting
Regular Scheduled: June 11, 2026, 12:00 PM
Respectfully Submitted,
Denise Huffman, Minutes Clerk
Attachments: Agenda, Minutes, Reports