

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

BOARD OF DIRECTORS' MEETING
THURSDAY, July 9, 2026, 12:00 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)

- Approve the minutes for the June 11, 2026, Monthly BOD Meeting.

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 68.

COMMITTEE REPORTS

Budget & Finance Committee.
No Report.

Buildings & Grounds – Sam Besase (Chair)
Materials in the Briefing Packet.

Charter Taskforce Committee
No Report.

Community Outreach Committee – Gwen Grace (Chair)
No Report.

Compliance – Barb Peszko (Chair)
No Report.

Residential Modifications Committee – Barb Peszko (Chair)

No Report.

Deed Restrictions Committee

Materials in the Briefing Packet.

- Motion Board approval of New committee members for the Deed Restriction, Tyler Glenn, Kelly Williams and Michelle Wojtowicz

Election Committee

No Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc.

- Election Rules, Procedures and Political Campaign Guidelines
- 2026 Board of Directors Candidate Packet
- Attention letter - goes into annual meeting notice to residents
- Avoid the Hassle – Vote Electronical letter – goes into the annual meeting notice to residents
- Notice of Annual Meeting
- Consent to Electronic Voting
- Constant Contact Flyer – about workshop
- West Ways and Constant Contact Flyer – about election documents deadline

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: July 9, 2026

Next Meeting: August 13, 2026

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

Board of Directors Meeting

Thursday, June 11, 2026 – 12:00 PM

MINUTES

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

ABSENT: David Kelly

Management: Derrick Hedges, RWA Manager

Members: Annette Casteel - Assistant Manager, Jay Dernier, Denise Huffman, Amanda Stuever, Barb Peszko, Paul Slovinski, Dale Jensen, R. Casey New (Zoom): Jenny Bulle, Joseph Brennan, Robert Bondeson, Facla Waldrop, Pam Pierce

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 minutes for April 30, 2026, BOD/WORKSHOP - Charters meeting and the monthly BOD Meeting Minutes for May 14, 2026, and Director Grace seconded the motion. Motion Unanimously Approved.

MEMBERS' INPUT (Agenda Items)

President's Update:

Andy Van Scyoc

President Van Scyoc stated that there is not much to update; we are still fighting on the Quarter's development; that's about it.

Treasurer's Report:

Director Besase provided a written report attached to these minutes.

As of the end of May 2026, RWA has 2.5 million in cash, operating, and reserve accounts. There are approximately 120 homes currently under construction. Income year-to-date is over by \$42,000.00. Year-to-date expenses are under \$9,000.00, and the reserves have already been funded. Our delinquencies are under three percent. The administration building is moving right along. The addition is being paid for from operations, and the changes made to the existing administration building are funded from reserves. With about three to five months left. They are putting up the crown molding, the

tile is down, and all the walls are all up. The carryover of excess funds is about \$884,000.00. Director Besase stated that things are looking good from a money standpoint for May.

Manager's Report: Manager Hedges

Mr. Hedges provided a written report attached to these minutes. Manager Hedges stated that we are in the growing season now; you see all the tractors moving around, and we are working in the Pinehurst section. We have also been mowing around Broadmoor Park, around the lakes, canals, and walkway. It is going well. This week, we are concentrating on the Finger Lakes, all the sections, Pebble Beach, and White Marsh. The water being so low right now is making it tough to get in and clean it out. We have painted the maintenance buildings, have been power-washing the exterior, and have been working on some of the equipment. We are in good shape going into the growing season.

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 60. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Orchard 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).

No Report.

Charter Taskforce Committee – Karen Harvey

No Report.

Community Outreach – Gwen Grace (Chair)

No Report.

Compliance – Barb Peszko (Chair)

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

Ms. Peszko stated that, per the RWA policies and procedures, a vice chair is needed for this

committee. The committee has approved a motion to add Ms. Kiedrowski as the Vice Chair of the Compliance Committee and would like to have the Board's approval.

- Director Harvey made a motion to accept Loni Kiedrowski as per the charter requirements as vice chair; Director Besase 2nd the motion. Motion Unanimously Approved.

Residential Modifications Committee – Barb Peszko (Chair)

Ms. Peszko provided a written report attached to these minutes. Director Kelly is the liaison officer and would like to be replaced. Ms. Peszko asked Director Grace to take his place. President Van Scyoc stated that it did not require a motion. Ms. Peszko stated that Director Grace will now be their new liaison.

Deed Restrictions

No Report.

Election Report

No Report.

UNFINISHED BUSINESS

1.) Request and motion to update Bylaws discussed at the May 14, 2026, Board of Directors meeting for the minor changes:

- Director Besase moved the Board to approve the request to update the By-law with minor changes, and Director Harvey seconded the motion. Motion unanimously approved.

2.) Continue the discussion on adding an exercise class:

President Van Scyoc announced that Ms. Lopinski is now present for the discussion of adding an exercise class to the schedule. Director Harvey explained at the last meeting that Ms. Lopinski made a plea to add another exercise class on the fourth Monday of the calendar month. Currently, the entire Board decided not to add another exercise class to the calendar. The Board would like to see other things added to the calendar, for example, a computer class or some kind of adult learning that could go in that time slot.

Rita Lopinski – 252 Rotonda Blvd North – She stated that she finds this completely unfair. It was approved to have two fitness classes a week. We have been minus that because of the Budget and Finance Committee Meeting was on that fourth Monday, and they have not met in approximately six months. Director Harvey thanked Ms. Lopinski for her thoughts.

President Van Scyoc questioned whether the group meets twice a week. Director Harvey stated yes, they do. Ms. Lopinski corrected Director Harvey, stating that, except for the fourth Monday of the month, when the Budget and Finance were to meet, the Pilates were cancelled.

Director Harvey stated to Ms. Lopinski that she already has a monopoly on the calendar, as it is. We know the class is popular; we are not saying it isn't. Ms. Lopinski stated that it is not a monopoly. Director Harvey stated that, at this point, the Board has decided that no more exercise classes will be added to the calendar.

NEW BUSINESS & COMMUNICATIONS

1.) Accounts ninety days delinquent suspension:

Mr. Hedges explained that this is done every year, for members who are ninety days past due will have their member's rights suspended until their accounts are up to date. Director Harvey questioned how many lots it entails. Mr. Hedges responded that it is under four hundred. As Director Besase stated that, based on assessments, we are close to about only 2 to 2 ½ percent of members that are delinquent on their accounts. Director Orchard questioned how this affects the renters. Manager Hedges explained that it goes against the owner, so the owner's rights are suspended.

- Director Besase moved to have the Board approve the request that members who are 90 days or more delinquent on their accounts be suspended, and Director Harvey 2nd the Motion. Motion Unanimously Approved.

2.) Florida HOA Limited Proxy for Half Lots.

Manager Hedges explained that members who are making payments on their half lots and, by law, have voting rights. It has been set up for them to receive voting rights in our system, which would count as one vote. The Election Committee brought it up a couple of years ago, and members have also inquired about it, so we thought it should be addressed. Since they do pay assessments on the half lots, they can vote if they would like. Director Grace stated that it would add more voters to the roll. Director Besase stated yes, if they filled out the form, which had the potential to add seventy-two more votes. Manager Hedges stated that we already have about 3,000 members signed up for electronic voting, compared to 2,000 last year. Director Traverso questioned if this also applies to Corporations? Manager Hedges replied: Yes, they will have to fill out the application and state the representative responsible for RWA's records on the form.

- Director Besase motioned to have the half lots comply with the Florida Homeowners Association's limited proxy for shared lot ownership that would then make them eligible to vote, and Director Harvey seconded the motion. Motion Unanimously Approved.

MEMBERS' INPUT (Non-Agenda Items)

R. Casey New – 2 Oakland Hills Court – Addressed the Board regarding drainage concerns of the golf course cart paths between the addresses at 4 and 6 Oakland Hills Court. This issue started when the water did not subside at that location during Hurricane Ian because the culvert that goes under the cart path needs to be repaired. Mr. New spoke with David Kelly regarding the drainage issues. Mr. Kelly stated that he would send his guys to look at the situation, but nothing happened. Mr. New also has contacted the county regarding a safety concern; they came immediately. Mr. New asked the Board

What can be done to get a meeting with David Kelly regarding these safety concerns? Director Harvey questioned whether the Board could do something about it. President Van Scyoc stated that they will meet with Mr. Stine in the near future and discuss the problem.

RESPONSE TO MEMBER'S INPUT

None.

DIRECTOR INPUT

Director Besase stated that there is an MSBU meeting on June 25, 2026, at the San Casa location for Rotonda West streets and drainage. Just wanted to let everyone know about it. Thanks.

Director Havey stated that she loves to spread the wealth around with Derrick and his staff. This month, she would like to talk about Jay and Amanda. Jay is always a rock star when he works out there, and we worry about his safety. Director Harvey stated that she had a personal situation on the other side of her property, and it was handled impeccably. We are so thankful for that. As for Amanda, she is such a rock star, you are doing a fabulous job, and we have thrown a ton of things at you in the last six weeks. Keep up the good work, both of you.

ADJOURNMENT Meeting adjourned at 12:39 PM

Next Board Meeting

Regular Scheduled: July 9, 2026, 12:00 PM

Respectfully Submitted,

Denise Huffman, Minutes Clerk

Attachments: Agenda, Minutes, Reports

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT
06/01/2026 THRU 06/30/2026

1003 - Petty Cash - Operations	\$ 200.00
1007 - CDARS Program – Operating	\$1,102,439.15
1011 - Centennial Operating #2 Sweep (~3.0%)	<u>\$ 164,330.17</u>
As of 06/30/26-Total CASH IN OPERATIONS ACCOUNTS	<u>\$1,266,969.32</u>

1008 CDARS Program - Reserves - CAPITAL	\$ 761,320.51
1105 – Centennial Sweep–Reserves–7343 OPNS (~3.0%)	<u>\$ 289,532.92</u>
As of 06/30/26 - Total CASH IN RESERVE ACCOUNTS	<u>\$1,050,853.43</u>

As of 06/30/26-TOTAL CASH-OPERATIONS & RESERVES **\$2,317,822.75**

Builders Deposits – New Construction

1103 – Centennial 6065 Builders Clean Site Escrow	\$59,500.00
4220 – Builders Clean Site Deposits	\$28,500.00

Approximately 122 homes are currently under construction in RWA.

2026 YTD INCOME: JUN ACTUAL vs JUN BUDGET

2026 YTD Income	\$1,810.2K	vs	\$1,789.6K	OVER BY \$20.6K
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~50% of the 2026 budget year. RWA INCOME received = ~88.2% of total year

Selected Income Line Items (4 of 9)

4111-ASSESSMENTS =	(+~\$ 1.5K)	~\$1,529,100.00
4200-ESTOPPEL YTD = (277 vs 252) +25	(+~\$11.5K)	~\$ 83,000.00
4210-TRANSFER YTD = (268 vs 252) +16	(+~\$ 8.1K)	~\$ 80,400.00
4300-FINING INCOME YTD = \$50.5K vs \$76.5K (~\$26.0K)		~\$ 54,100.00

2026 YTD EXPENSES: ACTUAL JUN BUDGET

6000 Line Item Series	\$699.6K	\$705.8K	UNDER BY ~\$ 6.2K
7000 Line Item Series	\$242.1K	\$222.5K	OVER BY ~\$19.6K
8000 Line Item Series	\$ 18.9K	\$ 20.0K	UNDER BY ~\$ 1.1K

2026 YTD Expenses	\$1,018.0K	\$1,034.0K	OVER BY ~\$12.3K
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~50% of 2026 budget year RWA EXPENSES YTD

9000 RESERVES RWA Transferred into RESERVES in 2026	\$130.0K
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Yearly RESERVES contribution is ~\$96K, RWA has overfunded RESERVES in 2026 by ~\$34K

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

**ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT – SUMMARY
06/01/2026 THRU 06/30/2026**

- **DELINQUENT RWA PROPERTIES: (COMBINATIONS OF ASSESSMENTS & FINES & ATTORNEY FEES, ETC.)**
 - 2025 - \$337K 237 of 8,040 = 2.95% & 98 of 8,040 = 1.22% have not paid 2025 RWA assessments.
 - 2026 - \$280K 178 of 8,040 = 2.21% & 63 of 8,040 = 0.78% have not paid 2026 RWA assessments.
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- Latest CDAR interest rates are averaging ~2.95%.
 - Next CDAR maturity dates are late July of 2026.
 - Interest rates translate to ~\$400 income per week ~\$21,000 a year
 - Some CDAR's = 52 weeks which extend into 3Q 2027. Expect average ~3.00% in 2026
FED met in mid-June of 2026; FED kept rates the same. Next meeting – July 28, 2026
 - RWA Admin Building Expansion* shall be paid by using OPERATIONS CDAR's -
to be made over over 2 years. 2025 & 2026
 - * Groundbreaking was held on Nov. 20, 2025! About 7 1/2 months ago, with 2 to 4 months left.
 - CARRY OVER–EXCESS FUNDS (NET INCOME) as of 06/30/26 is: \$746,869.92
 - ~50% thru 2026 – RWA budget is in excellent – outstanding financial shape!!!!
 - RWA RESERVES ARE ALREADY - FULLY FUNDED FOR THE YEAR 2026!
 - No increase in RWA HOA assessments – 10 years in a row!
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- **RESPECTFULLY, SAM BESASE - RWA TREASURER, July 6, 2026**

RWA TREASURER'S REPORT FOR JUNE 2026 – NARRATIVE

- The RWA 2027 budget is currently being developed, with finalization expected by August, 2026.
 - The total RWA **budgeted** INCOME for all of 2026 was estimated at \$2,114,600.
 - The total actual RWA INCOME thru June 2026 was \$1,810.2K or ~88.2% of 2026 INCOME total. ~+\$20.6K
 - Therefore, the RWA is well positioned to receive all of the projected 2026 income. After 6 months, the RWA has received about 10.6 months of our 2026 income. Which is about 4 to 5 months ahead of time.
 - The amount of RWA ASSESSMENT and ESTOPPEL/TRANSFER and INTEREST income and other INCOME line items received thru June 2026 offsets the slight decrease in the 2026 FINES INCOME line item.
 - This summarizes the INCOME line items in the RWA April 2026 budget.
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 - Now let's look at some RWA EXPENSE line items: The total budgeted EXPENSES thru June 2026 were estimated at ~\$949.3K. Total actual RWA expenses thru June 2026 were \$961.8K = **~\$12.5K OVER budget.**
 - Significant RWA under and over EXPENSE line items thru June 2026 were:
 - 6180 - Employee Wages & Benefits: ~\$409.8K vs ~\$427.0K - **under budget by ~\$17.2K**
 - 6080 – Audit Expenses - ~\$14.7K vs \$7.2K - **over budget by ~\$7.5K**
 - 6140 – Community Outreach Committee - ~\$26.7K vs ~\$21.0K - **over budget by ~\$5.7K**
 - 6240 - Insurance ~\$78.4K vs ~\$43.5K - **over budget by ~\$34.9K**
 - 6300 - Office Equipment - ~\$13.3K vs ~\$10.0K - **over budget by ~\$3.3K**
 - 6320 - Office Supplies - ~\$15.5K vs ~\$10.0K - **over budget by ~\$5.5K**
 - 6360 - Printing-Postage - ~\$24.1K vs ~\$35.0K - **under budget by ~\$10.9K**
 - 6420 – Tech Support – ~\$15.2K vs ~\$10.0K, **over budget by ~\$5.2K** *mainly due to RWA personnel moves to Community Center and Working from Home
 - The RWA 6000 series line items ~\$699.6K vs thru June 2026 budget of \$705.8K or **under by ~\$6.2K**
 - 7500 – Aquatic Maintenance. ~\$75.0K vs ~\$100.0K – **under budget by ~\$25.0K**
 - 7540 – Canal Bank Mowing. ~\$3.7K vs ~\$42.5K – **under budget by ~\$38.8K**
 - 7560 – Fuel ~\$18.7K vs \$15.0K – **over budget by ~\$3.7K**
 - 7710 – Landscape. ~\$114.3K vs ~\$50.0K – **over budget by ~\$64.3K**
 - 7860 – Section 16, Dwelling/Lot Care. ~\$30.5K vs ~\$15.0K - **over budget by ~\$15.5K**
 - The RWA 7000 series line items collectively spent ~\$242.1K vs ~\$222.5K–thru June 2026, **over by ~\$19.6K**
 - This summarizes about 13 of 21 EXPENSE line items in the RWA 2026 budget.
 - 9002 - The RWA allocated \$130,000 from operations funds to RESERVE funds in January 2026 vs ~\$96K
 - The total RWA NET INCOME profit position through June 30, 2026 is: \$746,869.92
- RESPECTFULLY, SAM BESASE - RWA TREASURER, July 6, 2026

July Manager's Report

- **July 9, 2026**

Administration

Processed 43 estoppels and 43 transfers so far this month

- **Processed and mailed out 33 packets for new homeowners**
- **4 members signed up this week for E-voting** To register for E-Voting, please [CLICK HERE](#).
- **Processed 67 parking passes and additional permits so far this month**
- **We have recently received 1 approval for new construction plans from Cape Cave Corporation and have released 0 new construction deposits this month. This brings our total number of ongoing new construction projects to 123 homes. These homes are currently awaiting final occupancy certification under the New Construction Clean Site Program**
- **Assisted members in setting up payment plans and successfully added 2 additional members this week**
- **140 delinquency letters were processed and mailed to members who have not fulfilled their obligations regarding annual assessments or violation fines**
- **Mailed out 80 West Ways Newsletters to members who requested them. If you would like a copy mailed to you, please contact Faela at her email address: Faela@rotondawest.org**
- **Processed 1 Claim of Lien on a property for unpaid assessments and deed restriction violations in the Pebble Beach sections**
- **Released 1 Claim of Lien on a property in the Oakland Hills section with past due assessments and deed restriction violations**
- **Processed approximately 99 percent of the 2026 annual assessment payments, totaling 7,976 payments. If you are having trouble paying your assessments or need assistance, please contact Jenny at Jenny@rotondawest.org**
- **This week, we made significant progress by updating our Section 16 tree removal list. So far, 250 members have received letters regarding the status of their properties, and 191 have successfully brought their properties into**

compliance. This leaves 59 members who still need to address issues related to Brazilian Pepper trees and dead trees on their unimproved vacant lots. If you would like to find out whether you or a nearby property is on the Section 16 tree removal list, please contact derrick@rotondawest.org.

- During the week, 76 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 Lenny@rotondawest.org
- The Rotonda West Association Administration Office is pleased to offer notarization services for our members. So far this month, we have successfully assisted 52 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 \$5200 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:
- Mowing the 3.5 miles of walking paths and around the lakes at Broadmoor Park, as well as maintaining the swales, lakes, and other common areas inside Broadmoor Park
- Mowing, Trimming, and treating the weeds at all the Memorial Parks
- 5 dead pine trees were removed from the common areas and swales of Broadmoor Park, located near homes
- Power washed all the garage doors of Maintenance Buildings A and B
- Removed 100 cubic yards of illegally dumped Brazilian pepper trees and other vegetation from the Pine Valley section
- Spread 15 yards of walkway material along the paths at Broadmoor Park

- Mowed, trimmed, and cleaned up the landscaping at the Administration and Community Center
- In June, the Rotonda West Association took an active role in coordinating the use of the Community Center. They organized and set up, as well as took down, tables, chairs, and partitions for 1 board meeting, 57 club and activity meetings, 7 committee meetings, and 2 RWA community events. Additionally, they assisted members in scheduling 3 private events, dedicating a total of 153 staff hours to ensure everything ran smoothly
- Mowed and trimmed 2 residential properties under Section 15. In the Oakland Hills sections that is neglected (*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 White Marsh and Pine Valley sections. Next week, we will be mowing in the Pine Valley and all Greenbelts sections
- Invasives, grasses, and submersed plants have been sprayed in the canals and areas listed below
- Oakland Hills (Torpedo Grasses)
- Pebble Beach (Torpedo Grasses)
- Pinehurst (Torpedo Grasses)

Thank you,

Derrick Hedges

Manager

Rotonda West Association, Inc.

Board Of Directors Meeting
Rotonda West Association,
Inc

July 9th, 2026
646 Rotonda Circle
12:00-PM

SECTION	July 2026 – RWA DEED RESTRICTIONS SUMMARY	MONTHLY TOTALS	PERCENTAGE
5	NO RMA	73	8.53%
9	SHEDS	18	2.10%
14	PETS & ANIMALS	0	0.00%
15	NUISANCE	370	43.22%
16	MAINTENANCE & LOT CARE	176	20.56%
18	TRASH CANS VISIBLE (TCV)	99	11.57%
19	COMMON AREAS	1	0.12%
20	DOCKS	0	0.00%
22	SIGNS & FLAGS	61	7.13%
24	VEHICLES & PARKING VIOLATIONS	58	6.78%
TOTALS SUMMARY FOR JULY 9, 2026, DEED RESTRICTION FINING LIST		856	100%
	CALLS & EMAILS TO OWNERS	319	
	VIOLATION RECHECKS	613	71.61%
	GRAND TOTALS	1,788	

Please note that the values presented above indicate the volume of potential violations for the current month and does not reflect the actual number of violations or fines.

DEED RESTRICTION VIOLATION FINING LIST

NEW RMA VIOLATIONS

1	4 Annapolis Ln	No RMA Lanai Cage	Sec. 5 Oakland Hills	\$50.00
2	123 Annapolis Ln	No RMA Site Screen	Sec. 5 Oakland Hills	\$50.00
3	17 Caddy Rd	No RMA Garage Screening	Sec. 5 Oakland Hills	\$50.00
4	275 Mariner Ln	No RMA Landscape Curbing	Sec. 5 Pinehurst	\$50.00
5	44 Oakland Hills Pl	No RMA Site Screen	Sec. 5 Oakland Hills	\$50.00
6	7 Pine Valley Ct	No RMA Screened Lanai	Sec. 5 Pine Valley	\$50.00
7	31 Pine Valley Pl	No RMA Wooden Swing Set and Bird House	Sec. 5 Pine Valley	\$50.00
8	174 Rotonda Cir	No RMA Site Screen Repair	Sec. 5 Oakland Hills	\$50.00
9	98 Sportsman Rd	No RMA Lanai Cover	Sec. 5 Broadmoor	\$50.00
TOTAL NEW RMA VIOLATIONS			9	

CONTINUOUS RMA VIOLATIONS

10	742 Rotonda Cir	No RMA Lattice Fence	Sec. 5 Long Meadow	\$100.00
11	33 Tee View Rd	No RMA Wooden Trellis	Sec. 5 Pine Valley	\$100.00

TOTAL CONTINUOUS RMA VIOLATIONS**2****NEW VIOLATIONS**

12	48 Annapolis Ln	Nuisance Items	Sec. 15 Oakland Hills	\$50.00
13	157 Annapolis Ln	Nuisance Site Screen	Sec. 15 Oakland Hills	\$50.00
14	246 Annapolis Ln	Nuisance Items	Sec. 15 Oakland Hills	\$50.00
15	246 Annapolis Ln	No House Number	Sec. 26 Oakland Hills	\$50.00
16	28 Broadmoor Ln	No House Number	Sec. 26 Broadmoor	\$50.00
17	314 Boundary Blvd	TCV	Sec. 18 Pebble Beach	\$50.00
18	427 Boundary Blvd	Nuisance Items	Sec. 15 Pinehurst	\$50.00
19	587 Boundary Blvd	Expired New Construction (X2)	Sec. 15 Broadmoor	\$100.00
20	1169 Boundary Blvd	TCV	Sec. 18 Pine Valley	\$50.00
21	12 Bunker Ln	Vehicle Parking (X3)	Sec. 24 Pebble Beach	\$150.00
22	34 Caddy Rd	No House Number	Sec. 26 Oakland Hills	\$50.00
23	55 Caddy Rd	Nuisance Items	Sec. 15 Oakland Hills	\$50.00
24	91 Caddy Rd	No House Number	Sec. 26 Oakland Hills	\$50.00
25	203 Caddy Rd	Unregistered/Inoperable Vehicle	Sec. 24 Oakland Hills	\$50.00
26	234 Caddy Rd	No House Number	Sec. 26 Oakland Hills	\$50.00
27	248 Caddy Rd	No House Number	Sec. 26 Oakland Hills	\$50.00
28	38 Golfview Ct	High Grass/Weeds	Sec. 16 Oakland Hills	\$50.00
29	11 Golfview Rd	No House Number	Sec. 26 Oakland Hills	\$50.00
30	274 Long Meadow Ln	Nuisance Dwelling	Sec. 15 Long Meadow	\$50.00
31	75 Long Meadow Pl	Trailer Parked in Yard	Sec. 24 Long Meadow	\$50.00
32	17 Long Meadow Rd	High Grass/Weeds	Sec. 16 Long Meadow	\$50.00
33	26 Mariner Ln	TCV	Sec. 18 Pinehurst	\$50.00
34	109 Mark Twain Ln	Nuisance Items (X4)	Sec. 15 Pebble Beach	\$200.00
35	35 Medalist Ln	Nuisance Dwelling	Sec. 15 White Marsh	\$50.00
36	55 Rotonda Cir	TCV	Sec. 18 Oakland Hills	\$50.00
37	167 Rotonda Cir	No House Number	Sec. 26 Oakland Hills	\$50.00

TOTAL NEW VIOLATIONS**26****CONTINUOUS VIOLATIONS**

38	217 Annapolis Ln	TCV	Sec. 18 Oakland Hills	50.00
39	129 Boundary Blvd	TCV	Sec. 18 Oakland Hills	\$50.00
40	427 Boundary Blvd	TCV (X3)	Sec. 18 Pinehurst	\$150.00
41	832 Boundary Blvd	Maintenance and Lot Care (X28)	Sec. 16 Long Meadow	\$1,400.00
42	42 Bunker Ln	Nuisance Items (X14)	Sec. 15 Pebble Beach	\$700.00
43	6 Bunker Way	Nuisance Dwelling (X11)	Sec. 15 Pebble Beach	\$550.00
44	28 Golfview Rd	Nuisance Items (X2)	Sec. 15 Oakland Hills	\$100.00
45	11 Long Meadow Ln	TCV (X2)	Sec. 18 Long Meadow	\$100.00

46	22 Long Meadow Ln	Maintenance and Lot Care (X28)	Sec. 16 Long Meadow	\$1,400.00
47	5 Mark Twain Ln	Unregistered/Inoperable Vehicle (X3)	Sec. 24 Pebble Beach	\$150.00
48	109 Mark Twain Ln	Shed (X13)	Sec. 9 Pebble Beach	\$650.00
49	109 Mark Twain Ln	TCV (X6)	Sec. 18 Pebble Beach	\$300.00
50	109 Mark Twain Ln	Unregistered/Inoperable Vehicle (X14)	Sec. 24 Pebble Beach	\$700.00
51	9 Marker Rd	Maintenance and Lot Care (X28)	Sec. 16 Long Meadow	\$1,400.00
52	39 Marker Rd	Maintenance and Lot Care (X2)	Sec. 16 Long Meadow	\$100.00
53	215 Marker Rd	Maintenance and Lot Care (X28)	Sec. 16 Long Meadow	\$1,400.00
54	232 Marker Rd	Maintenance and Lot Care (X28)	Sec. 16 Long Meadow	\$1,400.00
55	62 Par View Rd	Maintenance and Lot Care (X1)	Sec. 16 Long Meadow	\$50.00
56	16 Pine Valley Pl	Maintenance and Lot Care (X28)	Sec. 16 Pine Valley	\$1,400.00
57	253 Rotonda Blvd South	Maintenance and Lot Care (X2)	Sec. 16 Pine Valley	\$100.00
58	170 Rotonda Blvd West	Maintenance and Lot Care (X2)	Sec. 16 Pebble Beach	\$100.00
59	183 Rotonda Blvd West	Maintenance and Lot Care (X2)	Sec. 16 Oakland Hills	\$100.00
60	206 Rotonda Blvd West	Maintenance and Lot Care (X2)	Sec. 16 Pebble Beach	\$100.00
61	253 Rotonda Blvd West	Maintenance and Lot Care (X2)	Sec. 16 Oakland Hills	\$100.00
62	272 Rotonda Blvd West	Maintenance and Lot Care (X2)	Sec. 16 Pebble Beach	\$100.00
63	769 Rotonda Cir	Maintenance and Lot Care (X2)	Sec. 16 Long Meadow	\$100.00
64	901 Rotonda Cir	Nuisance Items (X3)	Sec. 15 White Marsh	\$150.00
65	907 Rotonda Cir	TCV	Sec. 18 White Marsh	\$50.00
66	33 Sportsman Ct	Maintenance and Lot Care (X2)	Sec. 16 Broadmoor	\$100.00
67	17 Tournament Rd	Maintenance and Lot Care (X2)	Sec. 16 Pine Valley	\$100.00
68	165 Tournament Rd	Maintenance and Lot Care (X2)	Sec. 16 Pine Valley	\$100.00
TOTAL CONTINUOUS VIOLATIONS			31	

SECOND VIOLATIONS

TOTAL SECOND VIOLATIONS

0

TOTAL VIOLATIONS

68

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – JULY 2026 REPORT

- RWA ADMIN BLDG ADDITION-STARTED LATE DECEMBER 2025 TO 3Q 2026. GREAT PROGRESS. ROOF-STUCCO-WALLS-FRAMING-PLUMBING-ELECTRICAL
- CEILING-WALLS-PAINT-EQUIPMENT-CABINETS-SINKS-FLOORING – NEARING COMPLETION - OTHER FINAL DÉCOR BEING REVIEWED – **PERHAPS LABOR DAY!**
- ADDITION COSTS FROM OPERATIONS = ~\$412 PLUS ~\$25K CHANGE ORDERS
- RESERVE FUNDING IS BEING USED FOR EXISTING ADMIN BUILDING WORK
- ROOF COMPLETED 2/26 -~\$40K
- 8 WINDOWS IN EXISTING ADMIN BLDG WINDOWS COMPLETED -~\$35K
- REPLACE 2 DOORS IN EXISTING ADMIN BLDG DOORS COMPLETED -~\$15K
- CABINERY-SHELVING-REFRAMING-FLOORING-INSULATION-ELECTRICAL-PLUMBING-STUCCO-PAINTING - ~\$180K FROM RESERVES
- CANAL & POND WATER SAMPLING CONTINUES- **NO WATER QUALITY ISSUES** HOWEVER, THERE ARE CONTINUING RESIDENT OVER-FERTILIZATION ISSUES
- RWA IN-HOUSE CANAL WATER MAINTENANCE SAVINGS ~\$50,000 IN 2026
- RWA IN-HOUSE CANAL BANK MOWING SAVINGS ~\$50,000 IN 2026
- THESE SAVINGS SHOULD CONTINUE INTO 2027, ALLOWING FOR THE PURCHASE OF ANOTHER CANAL WATER MAINTENANCE VEHICLE, INCLUDING ATTACHMENTS
- 4TH OF 6 MOWING CYCLE IN 2026 COMPLETED – ALSO GREENBELTS & PARKS
- JOHN DEERE ARTICULATING ARM CANAL BANK MOWER IS NOW OPERATIONAL
- PINE VALLEY CANAL ACCESS PROJECT ON SCHEDULE–3Q 2026-FDEP/SWFTMUD
- ADMIN PERSONNEL & EQUIPMENT MOVED TO RWA COMMUNITY CENTER

Clearing of debris – RWA common ground areas (BP-MP-Greenbelts-Marina, etc.), approximately 30 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 250+ lots being worked by the RWA**. ~191 cleared, ~59 more to clear. = **PERHAPS COMPLETION BY 4Q 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**.

CHARLOTTE COUNTY WATER RESTRICTIONS STILL IN EFFECT 4/3/26 THRU OCT 1, 2026
CHARLOTTE COUNTY BURN BAN RESTRICTIONS STILL IN EFFECT THRU JULY, 2026

Chairperson RWA B&G sam.besase@rotondawest.org 07/06/26

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – JULY 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/26 - DONE
7. *REPLACE 2/3 DOORS IN EXISTING ADMIN BUILDING-3Q-26 - DONE
8. *REPLACE ROOF AT EXISTING ADMIN BUILDING-1Q/26 - COMPLETED
9. PURCHASE A BUBBLER OR FOUNTAIN FOR LAKE FARRELL-DONE
10. PURCHASED ARTICULATING MOWER FOR CANAL BANK MOWING-4Q 25

7 of 10 projects have been completed - only #1 #3 & #5 remain to be considered.

*IN CONJUNCTION WITH ADMIN BLDG EXPANSION- 6-7-8 funded by RESERVES.

The 6-foot areas along both sides ~3.5 miles of walking paths in Broadmoor Park are mowed approximately every 2 weeks.

Chairperson RWA B&G sam.besase@rotondawest.org 07/06/26

ROTONDA WEST ASSOCIATION

BUILDINGS & GROUNDS COMMITTEE – JULY 2026 REPORT

DISCUSSION AT RWA BUILDINGS & GROUNDS COMMITTEE MEETING ON MARCH 10, 2026 SUGGESTED HAVING A **ONE TIME SPECIAL ASSESSMENT** FOR PERHAPS \$500.00 WHICH WOULD GENERATE ABOUT \$4 MILLION THEN USE THAT MONEY TO PURCHASE LAND ON PARADE CIRCLE (TRACTS 1-9).

THE PURCHASE OF LAND WOULD BE **AN ATTEMPT TO PREVENT** DEVELOPMENT, ESPECIALLY AFFORDABLE HOUSING APARTMENTS.

6,000 EMAILS – USE CONDO VOTER FOR SOFT POLL TO GET AN IDEA TO GET RESULTS AS TO HOW THE COMMUNITY FEELS ABOUT A SPECIAL ASSESSMENT. WE HAVE DEVELOPED THE LANGUAGE FOR THE SOFT POLL.

KAREN-GWEN-SAM WORK WITH DALE, THEN REVIEW WITH ANDY/LEGAL

HISTORICALLY, THERE ARE ABOUT 3% OF RWA RESIDENTS THAT DON'T PAY, SO THE REST OF THE RWA PROPERTY OWNERS WOULD HAVE TO MAKE UP THIS DIFFERENCE.

4 CHARLOTTE COUNTY SPORTS RECREATION PARKS NEARBY

Charlotte County nearby parks (Rotonda Community Park-G.C. Hering-Tringali-Ann Dever) offer multiple amenities–the RWA residents do not need to pay to DUPLICATE these nearby Charlotte County amenities.

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.

ABOUT **20%-25%** OF THE RWA TOTAL ACREAGE IS DEDICATED GREEN SPACE.

DEED RESTRICTIONS FOR THE COMMERCIAL AREAS IN THE RWA, BASICALLY FROM ROTONDA PLAZA (DIRT ROAD) TO THE CENTER CORE ARE APPLICABLE

PROVIDED SOME SAMPLE **COMMERCIAL** DEED RESTRICTIONS TO MANAGER

Chairperson RWA B&G sam.besase@rotondawest.org 07/06/26

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

Adopted July 10, 2025

Revised July 9, 2026

The Rotonda West Association, Inc. ("RWA") is a not-for-profit corporation managed by a seven-member Board of Directors ("Board"). Six of the Board members are elected by the Owners in Rotonda West and one director is appointed by Cape Cave until such time as provided by the governing documents. The Directors share the legal and fiduciary responsibility of managing RWA funds to provide services for property owners and to maintain the RWA's lands and waterways. The Directors meet as a Board at least once a month and attend various committee meetings throughout the month.

RWA, in compliance with the Florida Statutes, the RWA Governing Documents and these Election Committee Rules, Procedures and Political Campaign Guidelines (the "Guidelines"), holds an annual election for the Board. The six directors elected by the Owners serve three-year staggered terms and are elected at each annual meeting in December. The candidates receiving the highest number of votes will serve three-year terms as defined by governing documents.

Commented [A1]: Delete the word Committee and leave it as Election rules, Procedures...

I PURPOSE

The purpose of these Guidelines is to establish the rules, procedures, and political campaign guidelines for holding annual elections in conformance with RWA Governing Documents and the Florida Statutes.

II ROLES AND RESPONSIBILITIES

A. RWA Board

The RWA Board shall be responsible for appointing the Election Committee Chairman who shall then form the Committee subject to approval of the Board.

Commented [KH2]: Delete the word Committee and leave it as Election Chairperson

B. RWA Manager

Commented [KH3]: The Election Chairman will liaise with the RWA staff and the RWA Board of Directors throughout the election process.

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

Adopted July 10, 2025

Revised July 9, 2026

The RWA Manager ("Manager") shall be responsible for providing a Candidate Information lockbox at the RWA office at 646 Rotonda Circle to receive the candidate's sealed envelope containing their Candidate Notice of Intent Form and their Candidate Information Sheet. The Election Committee will review the submitted Notices of Intent and Candidates Sheets, and preliminarily approve each candidate's qualifications to stand for election. The Manager will review each candidate documents to ensure that the candidate is a member in good standing, pursuant to Chapter 720, Florida Statutes, the RWA Governing Documents and these Guidelines, as may be amended from time to time.

Commented [KH4]: Delete the word Committee and replace with Election Chairperson

C. Independent Auditor

The Independent Auditor (or other independent entity selected by the Board) may assist the RWA in mailing the Annual Meeting Notice Packages. The Independent Auditor may also be responsible for receiving, validating, counting and tabulating the secret ballots cast by mail and in person at the Annual Meeting. Once the Independent Auditor has certified the total of all votes cast, the Independent Auditor will announce the election results at the Annual Meeting.

D. Election Committee

The Election Committee shall be responsible for coordinating the election process and shall have the following specific responsibilities:

Commented [KH5]: Delete the word Committee and replace with Chairperson

1. Commitment to remaining non-partisan within the community and on social media while serving on the Election Committee, including verbal or visual display of promoting one candidate over another as it relates to RWA elections.

Commented [KH6]: Delete the word Committee and replace with Chairperson

Commented [KH7]: As the Election Chairperson,

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

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2. Advertising for Board of Director candidates via the RWA website, the West Ways publication and any mass email application used by the RWA.
3. Coordinating the Election Documents with the Independent Auditor.
4. Verifying that the Candidate Information Sheets comply with these Guidelines.
5. Ensuring candidate names are placed on the ballot in alphabetical order by surname.
6. Facilitating Candidates Night, including soliciting and consolidating questions.
7. Securing and training volunteers for the Annual Meeting voting tables, if needed.

III. CANDIDATE QUALIFICATIONS

Any RWA member in good standing, pursuant to Chapter 720, Florida Statutes, the RWA Governing Documents and these Guidelines, as may be amended from time to time, may be elected as an RWA Director. A high level of decorum is expected of all candidates.

Pursuant to Section 720.306(9)(b), Florida Statutes, a person who is delinquent in the payment of any fee, fine, or other monetary obligation to RWA on the day that they could last nominate themselves (the second Friday of August) may not seek election to the board, and their name shall not be listed on the ballot. Section 720.306(9)(b), Florida Statutes further provides that a person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, is not eligible for Board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the Board. RWA may conduct or have conducted a criminal investigation to verify this compliance with Section 720.306(9)(b), Florida Statutes.

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RWA Board members currently serving on the Board whose term extends beyond the current year shall not be allowed to be a candidate for any open Board seat(s) in the current year.

An RWA member who submits their Notice of Intent Form and Candidate Information Sheet, both meeting the requirements set forth below, no later than 12:01 PM on the second Friday of August shall be considered a candidate per By-Laws Article II, Section II, Paragraph B.

A. Notice of Intent

Each candidate must submit a signed Notice of Intent Form, a copy of which may be obtained from the RWA website or at the RWA Office, or a letter or other writing stating the candidate's intent to run for the Board. This completed Notice of Intent form, or other writing, shall be placed in the same sealed envelope as the completed Candidate Information Sheet and deposited in the Candidate Information lockbox located at the RWA office at 646 Rotonda Circle. In lieu of the lockbox, the Notice of Intent, or other writing, and Candidate Information sheet may be mailed by regular U.S. Mail or U.S. Certified Mail, return receipt requested, to Rotonda West Association, Inc., 646 Rotonda Circle, Rotonda West, Florida 33947. Upon receipt, the envelope will be date and time stamped and if received by no later than the second Friday of August, at 12:01 PM, will be placed in the lockbox.

B. Candidate Information Sheet

Each candidate must submit a Candidate Information Sheet in both written and electronic form (word processing document on thumb drive preferred) which shall include the following:

Rotonda West Association, Inc.

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1. A brief personal summary about yourself including name, qualification for RWA Board, such as property address or other eligibility pursuant to the By- Laws, background, education, and work experience.
2. A list of community and RWA involvement. Activities/Organizations shall be listed with dates of involvement.
3. A brief statement as to why you would like to serve as a member of the RWA Board and what you would like to see the RWA accomplish in the future.
4. A photo of the candidate. Only the candidate may appear in the photo submitted. Recommended photo size for publishing should be compressed or in small pixelated JPG format, preferably in upper right hand of document.

If a candidate needs technical assistance with the Candidate Information Sheet, prior to submission (not including content), they may contact the RWA staff at 646 Rotonda Circle or 941-697-6788.

A candidate must sign their Candidate Information Sheet but cannot sign as a RWA Officer or Director even if they occupy such position at the time the statement is prepared. The use of business letterheads or advertising is not permissible. Published Candidate Information Sheets will not include the candidate's address or signature.

A Candidate Information Sheet submitted in accordance with these Guidelines must be placed in a sealed envelope, along with the completed Notice of Intent Form (or other writing indicating a desire to be a candidate for the Board), and deposited in the Candidate Information lockbox located at the RWA Office at 646 Rotonda Circle not later than 12:01

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PM on the second Friday of August, by either the candidate or his/her designee. In lieu of hand-delivery to the lockbox, the Notice of Intent, or other writing, and Candidate Information sheet may be mailed by regular U.S. Mail or U.S. Certified Mail, return receipt requested, to Rotonda West Association, Inc., 646 Rotonda Circle, Rotonda West, Florida 33947. Upon receipt, the envelope will be date and time stamped and if received by no later than the second Friday in August, at 12:01 PM, will be placed in the lockbox.

Once a Candidate Information Sheet has been deposited in the Candidate Information lockbox, a candidate may request the Election Committee Chairman to return their sealed envelope so that the candidate may make changes to their Candidate Information Sheet. If the candidate's sealed envelope is returned to them at their request, the candidate must return the sealed envelope to the lockbox on or before the deadline for submission. The sealed envelopes containing the Notice of Intent and the Candidate Information Sheet will be opened and accepted by the Election Committee members at the RWA Election Committee meeting on the second Friday of August.

All candidates will be invited to attend the RWA Election Committee meeting on the second Friday of August to ensure that their Candidate Information sheet complies with the Guidelines. If the candidate's Candidate Information Sheet is not in compliance, the candidate will have the opportunity at the time to bring their document into compliance. If a candidate's Candidate Information Sheet is not in compliance and the candidate is not in attendance at this meeting to bring their document into compliance, then the RWA Election Committee will recommend that the candidate be disqualified.

After the Election Committee has reviewed all Candidate Information Sheets for compliance with the Guidelines, it will determine which candidates(s) are qualified to stand for election and which candidate(s), if any, should be disqualified and forward those recommendations to the Board for their action. As mentioned previously, a candidate whose Candidate

Commented [KH8]: Delete the word Committee

Commented [KH8R2]: Change Chairman to Chairperson

Commented [KH9]: Delete Chairman and replace with Chairperson

Commented [KH10]: Delete Committee members and replace with Chairperson

Commented [KH10R2]: Delete Committee

Commented [KH11]: Delete the work Committee

Commented [KH12]: Delete Committee and replace with Chairperson

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

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Information Sheet does not comply with the Guidelines and has not availed themselves of the opportunity to bring that document into compliance will be considered disqualified by the Election Committee. After the Election Committee's preliminary approval and prior to official Board approval, if a candidate is found to be delinquent in the payment of any fee, fine, or other monetary obligation to RWA on the second Friday of August, that candidate will be disqualified by the Board.

Commented [KH13]: Delete the word Committee and replace with Chairperson

Commented [KH14]: Delete Committee's and replace with Chairperson's

Following Board approval of the candidates, the Candidate Information Sheets shall be posted on the RWA official website and will be electronically and/or physically distributed to all RWA members.

Commented [KH15]: Add: The RWA Board of Directors shall meet on or before the 3rd Friday in August to review and either approve or reject any and all candidates individually.

DISCLAIMER: Candidate Information Sheets are based solely on the opinion or opinions of the individual candidate and are not based on an opinion or opinions of the RWA, its officers, directors, committee members, or employees. The RWA does not assume any liability or responsibility for the accuracy, completeness, or usefulness of the information contained in the Candidate Information Sheets.

IV. ELECTION DETERMINATION

Pursuant to Section 720.306(9)(a), if the election process allows candidates to be nominated in advance of the meeting, the RWA is not required to allow nominations at the Annual Meeting at which the election is to take place. Furthermore, pursuant to Section 720.306(9)(a), an election is not required unless more candidates are nominated than vacancies exist. Accordingly, in the event that there are only as many (or fewer) candidates qualified for election as there are open seats on the Board, no election shall be held, and the qualified candidates shall automatically become members of the Board after the Annual Meeting for a term of three (3) years.

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Regardless of whether an election must be held, the names of the qualified candidates will be publicized via the RWA West Ways Publication, and the mass email application used by the RWA, and their Candidate Information Sheets will be enclosed in the Annual Meeting Notice Package.

V. CANDIDATES NIGHT

If there are more candidates qualified for the election than there are open seats on the Board, an election will be held. A Candidates Night will be held prior to the Election. All qualified candidates will have an opportunity to participate in Candidates Night.

VI. POLITICAL SIGN GUIDELINES

Signs for RWA elections must conform to the most recent Rotonda West Signage Guidelines. Copies of the Rotonda West Deed Restrictions and the Rotonda West Signage Guidelines are available on the RWA website.

VII. CANDIDATE DISTRIBUTION OF INFORMATION

RWA membership mailing labels are available, at cost, from the RWA for all candidates. Reminder: It is a federal offense to use the mailbox for anything other than mail going through the postal system.

VII. CAMPAIGNING GUIDELINES

Qualified RWA Candidates may seek permission from community event organizers, e.g., the Community Outreach Committee, to set up a table within the event to allow attendees to approach and discuss candidacy.

Commented [KH16]: Delete e.g., Community Outreach Committee and leave it as community event organizers

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Any campaign rally or political event within the Community Center may be scheduled with the RWA office during regular business hours or after hours with RWA and Board approval per calendar scheduling process.

Campaigning on Common Areas is not allowed without RWA and Board approval as defined and in compliance with RWA deed restrictions.

IX. ANNUAL MEETING

The Annual Meeting of the Membership shall be held on the first Thursday of December or at such other time as may be designated by the Board. Meetings of the voting membership shall be held in Rotonda West, Florida or such other places as may be specifically stated in the Annual Meeting Notice.

X. MEMBERSHIP LISTS

The RWA Manager, through his designated staff, shall maintain an up-to-date and accurate record of members of the RWA. Members shall be responsible for notifying the RWA of their correct mailing address.

XI. ANNUAL MEETING NOTICE

The Bylaws provide that the Annual Meeting Notice must be sent at least fourteen (14) days before but not more than ninety (90) days before the date of the meeting. However, in order to provide additional notice to the Owners, the Association will strive to send the Notice to all members of record not more than ninety (90) days, nor less than thirty (30) days, prior to the Annual Meeting. All members of record ninety (90) days prior to the Annual Meeting shall receive notice of the Annual Meeting either electronically if so requested or through standard mail.

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The following documents shall be included with the Annual Meeting Notice (which shall collectively be referred to as the "Annual Meeting Notice Package"), with prominent notification of Annual Meeting Materials on the outside envelope to read: Ballots and Annual Meeting Materials Enclosed.

1. RWA President's Letter to Members or, if the President is a candidate in the election, a Letter to Members signed by another, non-candidate, Officer of the Board.
2. Candidate Information Sheets of qualified candidates.

If an election will be held, the following documents shall also be included in the Annual Meeting Notice Package:

1. Instructions for completion of the Absentee Mail-In Ballot.
2. Secret Absentee Mail-In Ballot (one ballot for each Lot/Tract).
3. Ballot Envelope (one envelope for each Lot/Tract).
4. Pre-Addressed Outer Return Envelope (one envelope for each Lot/Tract).

The RWA Board must approve all items included in the Annual Meeting Notice Package. The Annual Meeting Notice Package will be sent by United States Mail, or electronically if requested, and posted on the RWA website and referenced in the West Ways Publication.

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

Adopted July 10, 2025

Revised July 9, 2026

XII. UNDELIVERABLE ANNUAL MEETING NOTICE PACKAGES

Undeliverable Annual Meeting Notice Packages returned to the Independent Auditor will be marked as undeliverable and retained as official records of the RWA as required by Chapter 720, Florida Statutes, as amended from time to time.

XIII. CASTING BALLOTS

If an election will be held, election voting shall be by secret ballot using mail-in paper ballots or via electronic ballot or by voting in person at the Annual Meeting. Proxy voting for candidates is not allowed at the Annual Meeting. Cumulative voting is not permitted. Ballots once submitted in person, by mail-in ballot, or electronically, cannot be changed.

A. Absentee Mail-In Ballots

The ballot must be placed and sealed in the blue ballot envelope. If a Lot/Tract Owner is entitled to cast more than one ballot, the Lot/Tract Owner must use separate blue ballot envelopes. No markings shall be made on the outside of the ballot envelope(s).

The ballot envelope must then be placed and sealed in the pre-addressed white outer envelope. Each pre-addressed white outer envelope is pre-marked with the Lot/Tract and ownership information. It shall be the responsibility of each Lot/Tract owner to notify the RWA if the information printed on the outer envelope is incorrect. The Lot/Tract Owner must sign their name on the outer envelope.

If a Lot/Tract Owner is entitled to cast more than one ballot, they must still place each ballot envelope in the separate pre-address outer white envelope marked with the corresponding Lot/Tract information. All outer white envelopes(s) may be placed in one large envelope addressed to RWA office or any other independent auditing firm authorized by RWA board.

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The Independent Auditor shall be responsible for validating mail-in ballots. Mail-in ballots will be invalidated when:

1. The Lot/Tract cannot be determined.
2. There is no signature on the outer envelope or the signature on the outer envelope is not the name of the Lot/Tract Owner or legally designated representative.
3. More than one ballot is placed in the ballot envelope.
4. More than one ballot envelope is placed in the pre-addressed outer envelope that is pre-marked with the Lot/Tract information.
5. The ballot is not received at the RWA or Independent Auditor office by 5:00 PM on the day before the Annual Meeting.
6. The Lot/Tract Owner is found to be delinquent in the payment of any fee, fine or other monetary obligation to RWA on the second Friday of August.

With respect to those ballots received at the RWA Office (646 Rotonda Circle) before 5:00 PM on the day before the Annual Meeting, the date and time such ballot was received shall be stamped on the unopened envelope and shall thereafter be delivered, unopened, by the RWA to the Independent

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Auditor office for confirmation of eligibility. With respect to those ballots received at the Independent Auditor office before 5:00 PM on the day before the Annual Meeting and those received by the RWA before 5:00 PM on the day before the Annual Meeting and thereafter delivered to the Independent Auditor office, if the eligibility of the member to vote is confirmed and no other ballot has been submitted for the Lot/Tract for which the mail-in ballot has been submitted, the sealed inner envelope shall be removed from the outer envelope bearing the identification information and set aside until the Annual Meeting. With respect to ballots received at the RWA or Independent Auditor office after 5:00 PM on the day before the Annual Meeting, the date and time such ballot was received shall be stamped on each unopened envelope, and it shall be marked "Too Late To Be Counted".

B. Electronic Ballots

Members who have consented to vote electronically will receive an email from noreply@condovoter.com. That email will direct the member to the RWA online voting platform where they can cast their ballot.

Once the member's vote is cast online, they will be directed to a confirmation page. They will also receive email confirmation of their vote submission. Their vote confirmation email will list all votes that have been successfully submitted. Once cast, electronic ballots are final and cannot be changed.

The deadline for a member to vote electronically will be 5:00 PM on the day before the annual meeting. The voting platform will be unavailable after that time.

Members whose absentee mail-in ballots are received at the RWA or Independent Auditor office after 5:00 PM on the day before the Annual Meeting or were unable to cast their ballot electronically by 5:00 PM on the day before the Annual Meeting may vote in person at the first part

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of the Annual Meeting. If a member is unsure if their absentee mail-in ballot was received before the 5:00 PM deadline, they may check with the Auditor at the first part of the Annual Meeting.

Additionally, members who have not previously voted may vote in person at the Annual Meeting. In-person ballots will be provided for voting at the first part of the Annual Meeting.

Absentee Mail-In Ballots will not be accepted for verification and tabulation at the Annual Meeting.

Members voting at the Annual Meeting must produce picture identification and may not be delinquent in the payment of any fee, fine, or other monetary obligation to RWA in accordance with state statutes.

C. RWA Ballots for RWA-Owned Lots

Although it may be entitled to do so, the RWA will not cast votes at the RWA Annual Election based upon the number of lots owned by the RWA at that time.

XIV. COUNTING BALLOTS

The Independent Auditor shall count all absentee mail-in ballots prior to the Annual Meeting and in-person ballots at the Annual Meeting.

A ballot is deemed void and shall not be counted when it is so marked as to cast votes for a greater number of names than vacancies. No ballot shall be void if it casts votes for a number of names less than the number of vacancies. Voiding a ballot for voting on a proposal for election of director does not void the ballot for voting on any other proposal on the ballot. Voided ballots must be marked as void and kept as prescribed in Section XVII below. A difference of 20 votes or less in vote totals between candidates will mandate an automatic recount of the absentee mail-in ballots.

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

Adopted July 10, 2025

Revised July 9, 2026

The Independent Auditor shall announce the election results, including any recount, at the annual meeting.

XV. TIE VOTES

In the event of a tie, the Independent Auditor shall cause the candidates who receive an equal number of votes to draw lots.

XVI. REPORT OF RESULTS

In the event that there are only as many (or fewer) candidates qualified for election as there are open seats on the Board, no election shall be held, and the qualified candidates will be announced at the Annual Meeting and shall automatically become members of the Board after the Annual Meeting.

If an election must be held, candidates receiving a plurality of the votes shall be elected. Once the Independent Auditor has certified the total of all votes cast, the Independent Auditor will announce the election results at the Annual Meeting.

Pursuant to Section 720.306(9), Florida Statutes, any election dispute between a member and the RWA shall be submitted to mandatory binding arbitration with the Division of Florida Condominiums, Timeshares and Mobile Homes or filed with a court of competent jurisdiction and any challenge to the election process must be commenced within sixty (60) days after the election results are announced.

Rotonda West Association, Inc.

Election Rules, Procedures and Political Campaign Guidelines

Adopted July 10, 2025

Revised July 9, 2026

XVII. OFFICIAL RECORDS

Sign-in sheets, ballots, white outer envelopes, and other papers relating to elections which have been used during the Annual Meeting must be kept by the RWA for the period prescribed in Chapter 720, Florida Statutes, as amended from time to time, and may be destroyed by the Manager in their discretion after said time expires.



| **2025 2026**

**Board of Directors
Candidate
Packet**

2026

TIPS FOR FILING AS A 2025 2026 CANDIDATE FOR THE RWA BOARD OF DIRECTORS

Refer to the RWA Election Committee Rules, Procedures and Political Campaign Guidelines and the RWA By-Laws for specific requirements.

- Any person desiring to be a candidate for the 2025 BOD shall give written notice to the RWA in the form of a signed *Notice of Intent* and *Candidate Information Sheet*.
- A **signed** *Notice of Intent* and *Candidate Information Sheet* must be completed, sealed within an envelope and in the lockbox at the RWA office no later than 12:01 p.m. on Friday, August 8, 2025. In the alternative, the *Notice of Intent* and *Candidate Information Sheet* may be mailed by regular U.S. mail or Certified mail, return receipt requested, to the Rotonda West Association, Inc., 646 Rotonda Circle, Rotonda West, FL 33947. The mailing must be received by no later than 12:01 p.m. on Friday, August 8, 2025. 7, 2026.
- In lieu of the *Notice of Intent* form, a candidate may submit a letter or other writing stating his or her intent to run for the Board. However, the form *Candidate Information Sheet* is required.
- Include a USB drive containing the candidate's required forms in PDF or MSWord format with a separate JPG (small pixel, 2 MB, or condensed) picture of candidate only.
- As a result of the introduction of electronic voting, candidates may now provide additional electronic campaign material, e.g., a larger and/or better resolution photo, a colorful resume/bio/campaign statement and a link to a video campaign ad, which will be available to RWA members who have chosen to vote electronically. This multi-media campaign material should be provided on a separate USB. The photo and resume/bio/campaign statement are limited to 5 Mb in size and must be submitted in .pdf format. If you create a video campaign ad on your own or with RWA assistance, you can have it hosted on the RWA website or on a separate platform, e.g., YouTube, Vimeo. In either case, the election platform will provide a URL link to your video. A video campaign ad is limited to three (3) minutes in duration.
- A proxy may deposit the envelope with all required documents in paper & electronic formats.
- Sealed envelopes are opened and reviewed during the by the Election Committee Meeting by the on Friday, August 8, 2025 7, 2026, at 1:00 p.m. **Electronically submitted scanned documents are not considered valid.**
- The candidate's documents will be preliminarily certified at that meeting.

Commented [KH1]: 2026

Commented [KH2]: August 7, 2026

Commented [KH3]: Delete - during the Election Meeting
Add - Chairperson
Add - August 7, 2026

2026

- All candidates are invited to attend the RWA Election Committee meeting on Friday, August 8, 2025~~7, 2026~~, at 1:00 p.m. to ensure that their documents comply with Election Committee Rules, Procedure and Political Campaign Guidelines. Candidates present will have an opportunity to correct any issues with their documents during the meeting.
- If the candidate does not attend the meeting and does not bring the documents into compliance, the committee will recommend to the Board that the candidate be disqualified.
- All candidates may contact the Election Committee Chairman at electioncommittee@rotondawest.org with any questions. Contact the RWA office for assistance with document formatting.
- If the candidate wishes to make changes to their documents, they may retrieve their envelopes before August 8, 2025~~7, 2026~~, but the envelope **must be redeposited** no later than 12:01 p.m. on Friday, August 8, 2025~~7, 2026~~.

Commented [KH4]: Delete the word Committee

Commented [KH4R2]: Delete the word Committee

Commented [KH5]: Add - Election Chairperson

Notice of Intent

I hereby place my name in nomination as a candidate for the Board of Directors of Rotonda West Association, Inc. ("RWA").

I understand that I must submit a *Candidate Information Sheet* that contains the information specific in the Rotonda West Association, Inc. Election Committee Rules, Procedures & Political Campaign Guidelines by 12:01 p.m. on Friday, August 8, 2025⁷, 2026. I further understand that I am responsible for the accuracy of the information contained in the *Candidate Information Sheet*.

Commented [KH6]: Delete Committee

Commented [KH7]: Delete the word further

I understand that pursuant to Section 720.306(9)(b), Florida Statutes I am not eligible for Board membership if I am delinquent in the payment of any fee, fine, or other monetary obligation to RWA for more than 90 days. I further understand that pursuant to Section 720.306(9)(b), Florida Statutes I am not eligible to serve on the Board of RWA if I have been convicted of any felony in this state or in a United States District or Territorial Court or any offense in another jurisdiction which would be considered a felony if committed in this state unless my civil rights will have been restored for a least 5 years as of the date of the Annual Meeting at which I seek election to the Board.

By submitting this *Notice of Intent*, I attest that I will be eligible to serve on the Board of Directors as of the date of the Annual Meeting (Thursday, December 4, 2025⁴, 2026). I further consent to the RWA conducting or having conducted a criminal investigation to verify compliance with Section 720.306(9)(b), Florida Statutes and I will provide whatever information the RWA requires to conduct this investigation..

Commented [KH8]: Should be December 3, 2026

Commented [KH9]: Delete the second period

I understand that every effort shall be made by the RWA to maintain the confidentiality of the results of the criminal investigation. However, by signing this Notice of Intent, I hereby waive and hold the RWA harmless from any claim, action or suit regarding the criminal investigation.

Signature of Candidate: _____

Print Name: _____

Date: _____

CANDIDATE INFORMATION SHEET EXAMPLE AND REQUIREMENTS

EXAMPLE:

Name:
Email:
Phone:

PHOTO

CONTENT

- A brief personal summary about yourself including name, qualification for RWA Board, such as property address or other eligibility pursuant to the By- Laws, background, education, and work experience.
- A list of any RWA-related or other such volunteer involvement with dates.
- A brief statement as to:
 - Why do you want to serve?
 - What would you like to see the RWA accomplish in the future?

Signature:

Date: _____

REQUIREMENTS:

The *Candidate Information Sheet* is a one-page document in size 12 or 14 font that contains a photo of the candidate only in upper right corner. The photo should be in compressed or small JPEG format. Letterhead stationery is not permitted.

Seal one printed, signed copy of the *Candidate Information Sheet*, the signed *Notice of Intent* and a USB drive that has one copy of your *Candidate Information Sheet* with your address information and one copy without your address information in an envelope and deposit it in the Candidate Information Lockbox at the RWA office, 646 Rotonda Circle. The copies should be in either MS Word or PDF format. Note: The copy without an address will be used for publication.

CANDIDATE MULTI-MEDIA CAMPAIGN MATERIALS

As a result of the introduction of electronic voting, candidates can now create multi-media campaign presentations that will be displayed to the voters if they select "view candidate profile" under your name on the ballot. Examples of campaign material you may want to add to your profile can be in either written or video format or both. Examples of additional information you may want to provide include but are not limited to:

- A larger and/or better resolution photo. This file must be under 5MB in size.
- A more detailed resume and/or a detailed campaign statement including your vision for Rotonda West and why you believe members should vote for you. This file must be under 5MB in size.
- A link to a personal campaign video introducing yourself and your vision for Rotonda West. This video can be created by you and provided to the committee which will arrange for it to be hosted on the RWA website or the RWA staff will work with you using our equipment to video your presentation and host it on the RWA website. Personal campaign videos are limited to three (3) minutes in duration.

This additional multi-media material can be provided and/or created shortly after the RWA Board has approved your candidacy.

Please note that your additional multi-media material will be reviewed and approved by the committee prior to it being loaded onto the e-voting platform.

Please do not mention or disparage your opponents.

RWA EVENTS and RWA COMMON PROPERTY CAMPAIGNING GUIDELINES

Campaigning at RWA Organized Events

Certified RWA Candidates may seek permission from community event organizers, e.g., Community Outreach Committee, to set up a table within the event to allow attendees to approach and discuss candidacy. If the community event organizer agrees to permit campaigning at their event, that permission applies to all candidates.

Commented [KH10]: Delete Community Outreach Committee

Holding Campaign Events or Rallies Within the Community Center

Any campaign rally or political event within the Community Center may be scheduled with the RWA office during regular business hours or after hours with RWA and Board approval per calendar scheduling process.

Campaigning on RWA Common Areas

Campaigning on RWA Common Areas is not allowed without RWA and/or Board approval as defined and in compliance with RWA deed restrictions. For purposes of the RWA, Common Area is defined as all real property owned or leased by the Association for the common use and enjoyment of the Owners, or property which has been dedicated to the Association or Owners for common use or enjoyment, regardless of whether title has been conveyed to the Association.

2026

Key Events, Dates and Times for 2025 RWA Board Candidates

Commented [KH11]: 2026

Event and Date	Time	Information
Candidates Workshop Friday, July 18, 2025 ²	1:00 p.m.	A Candidates Workshop will be held for all interested individuals at the RWA Community Center.
Candidate Documents Due Friday, August 8, 2025 ^{7, 2026}	12:01 p.m.	Candidate's sealed envelope containing Notice of Intent, Candidate Information Sheet and USB drive with copies of the candidate's documents must be submitted in the lockbox at the RWA office at 646 Rotonda Circle.
EC Meets to Validate Documents Friday, August 8, 2025 ^{7, 2026}	1:00 p.m.	Election Committee Meeting to verify documents and recommend validated candidates to BOD.
Board Meeting to Approve Candidates Thursday, August 14 ¹³	2:00 p.m.	Board of Directors Meeting.
Annual Meeting Packets are mailed out to residents		Starting on or about October 1, 2026
Monday, October 6 ⁵		Political signs may be placed.
Electronic voting starts October 7, 2026		Residents who have agreed to vote electronically will start to receive an email from CondoVoter
Thursday, October 16 ²	7:00 p.m.	Candidate's Night.
Wednesday, December 3 ²	5:00 p.m.	Electronic voting deadline.
Wednesday, December 3 ²	5:00 p.m.	All ballots must be received in mail or at the RWA office.
Thursday, December 4 ³	Subject to Change 5:00 – 5:15 p.m.	Annual Meeting starts.
Thursday, December 3	12:15 p.m. to 1:30 p.m.	In person voting at Community Center
Thursday, December 4 ³	7:00 p.m.	Annual Meeting resumes and results of election are announced
Thursday, December 11 ¹⁰		All Political Signs must be taken down

Commented [KH12]: Change to Friday, July 17, 2026

Commented [KH14]: Delete Committee

Commented [KH13]: Change EC to Election Chairperson

Commented [KH15]: Change time to 12 Noon

Commented [KH16]: Wednesday, October 14 at 7:00 p.m.

Add Wednesday, October 21 at 1:00 p.m.

Commented [KH17]: Change date electronic voting ends - should be Sunday, November 29, 2026

Commented [KH18]: 12:00 - 12:15 p.m.

Commented [KH19]: 1:30 p.m. In-person voting closes 2:00 p.m. Annual meeting resumes

ATTENTION:

The voting instructions on the first page, including the requirement that you must sign the white outer envelope, must be followed or your vote will not be counted.

To avoid the visible signature concern, you can drop your outer white ballot envelope in the election lockbox located at the Association's office, 646 Rotonda Circle. The Association staff will periodically empty the lockbox and deliver those envelopes to the Association's independent auditor. In the alternative, you can place your outer white envelope in another envelope of your choosing and mail that envelope to McMillan, Whiteman & Associates, PLLC, 1107 West Marion Ave. Suite 115, Punta Gorda, FL 33950.

If you do not wish to sign the white outer envelope and participate in the absentee voting process, you may come in person to the RWA Annual Meeting at the Rotonda West Community Center between 6:00 p.m. and 6:45 p.m. to cast your vote in person.

Commented [KH1]: Add on December 3rd between the hours of 12:15 p.m. and 1:30 p.m.

AVOID THE HASSLE – VOTE ELECTRONICALLY

***Before you complete your paper ballot please
consider signing up to vote electronically***

Want to avoid the hassle of marking your ballot and then folding and inserting it into the blue envelope and then inserting that blue envelope into the white envelope and, finally, stamping and signing the white envelope - forever? Well, you can. All you need to do is consent to participate in electronic voting. With electronic voting there are no more paper ballot hassles, no need to dig around to find a postage stamp and no more worries about having your signature in plain view on the white envelope.

If the Rotonda West Association has a valid email address for you and you want to escape the hassle of paper ballots and envelopes forever – then read on. On October 17, 2025, you will receive an email from **CondoVoter** that states ***Rotonda West Association – Notice of Meeting***. In that email there will be instructions on how you can consent to vote electronically. After you complete that consent form you will be provided with a link to the electronic ballot.

Commented [KH1]: On or about October 7, 2026



NOTICE OF ANNUAL MEETING

NOTICE is hereby given that the Annual Meeting of the Rotonda West Association, Inc. will be held on Thursday, December 3, 2026, starting at 12 Noon p.m. at the Rotonda West Community Center, 646 Rotonda Circle, Rotonda West, FL. **Voting in person will be 12:15 p.m. to 1:30 p.m. only at the Rotonda West Community Center.** Following access to count ballots, the Annual Meeting will resume at 2:00 p.m. at the Rotonda West Community Center.

At Rotonda West Community Center starting at 12:00 – 12:15 p.m.:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Proof of notice of meeting
5. Introduction of Board of Directors candidates
6. Consideration of rollover of excess net membership income
7. Meeting will now be recessed to cast and collect ballots of residents voting in person

No ballots will be accepted after poll closes at 1:30 p.m.

At the Rotonda West Community Center starting at 2:00 p.m. and continuing until adjournment:
Call for the resumption of the meeting

8. Pledge of Allegiance
9. Roll Call
10. Proof of notice of meeting
11. Treasurer's report
12. Reports of officers and/or committees
13. Introduction of Board of Director candidates
14. Announcement of voting results
15. Any other business to come before this meeting
16. Adjournment

Dated: August 13, 2026
Rotonda West Association

Debra Orchard, Secretary

www.rotondawest.org

646 Rotonda Circle • Rotonda West, Florida 33947 • (941) 697-6788 • Fax: (941) 697-0788

Rotonda West is a Deed Restricted Planned Community

**CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE
ELECTRONIC NOTICE OF MEETINGS**

The undersigned, being all the Owners, or an eligible voter, for Lot No./Street Address _____, at **Rotonda West**, pursuant to Florida Statutes, hereby consent(s) in writing to:

(Please place a check mark or x in the box or boxes below for which you are giving consent. You may consent to electronic voting, receiving electronic notice or both).

1. ☐ **ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by e-mail sent to the Association or the Owner's completion of an online voting consent form), I/we consent to voting electronically at meetings and elections for **Rotonda West Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"), and release and waive any claim against the Association pertaining to such voting, including, but not limited to, the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like and any claim or challenge to such voting, including, but not limited to, situations where an Owner vote was not received or counted by the Association due to no fault of the Board or management.

I/We designate the following e-mail address for electronic voting purposes, which e-mail address and other information (including personal identifying information) may be released to a third party that provides electronic voting services or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes:

(PRINT NEATLY) _____.

In the absence of the Board of Directors announcing a different deadline for consenting to electronic voting, the undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association at least **ten (10) days** prior to the meeting or election in which the Owner wishes to vote by electronic means. To ensure that you are properly registered with the online voting system, it is highly encouraged that you register the account well in advance of the first meeting where you will be using electronic voting. The Board shall have the authority to set cutoff times for registering with the electronic voting system and for electronic voting in connection with the notice of any meeting where electronic voting will be used. In the absence of the Board of Directors announcing a different cutoff time/date for registering and voting, the Owners must register with the electronic voting system and cast any electronic votes no later than **24 hours** before the meeting, or **24 hours** before the start time of the reconvening of an adjourned meeting, at which time the ability to vote electronically shall be deemed closed for that meeting or election.

I/We further understand and agree that, in order to use a different e-mail address for casting votes electronically, I/we must notify the Association in writing of the change of e-mail address no later than **ten (10) days** prior to the meeting or election in which the Owner wishes to vote by electronic means. If I/we do not provide timely written notice of this change of e-mail address to the Association as provided herein, I/we further understand and agree that I/we may not be able to vote electronically until the next membership meeting and/or election.

2. ☐ **ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board, Committees, and Annual and Special Meetings of the Members of **Rotonda West Association, Inc.** I/We designate the following e-mail address for electronic notice purposes:

(You may write "same as above" or provide a different e-mail address for electronic notice purposes) _____.

The undersigned understands that mailed/paper notice may not be provided to the Owners unless the Owners have rescinded their consent to receive electronic notice of meetings. **The undersigned also understands that if I/we have consented to receive electronic notice and have consented to vote electronically, we may not be provided with the election ballot and envelopes for voting in the election of Directors, as the Association will expect that my/our votes will be cast electronically.**

Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.

All Owners of the Lot or Eligible Voter Please Print Name, Affix Date and Sign Below:

By: _____

By: _____

Print Name: _____

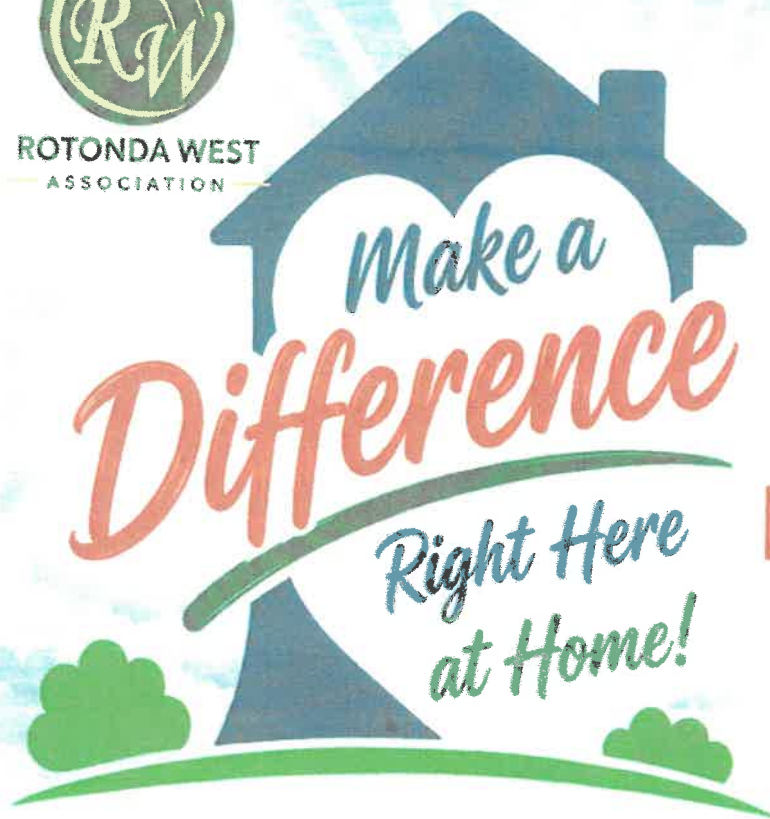
Print Name: _____

Date: _____

Date: _____



ROTONDA WEST
ASSOCIATION



The Rotonda West Association (RWA)

will hold an election to fill

**TWO BOARD OF
DIRECTOR POSITIONS**

that will become vacant in

DECEMBER 2026.

If you're interested in making a positive impact in your community and are considering running for one of these open seats, join us for an **ELECTION WORKSHOP** on



**FRIDAY, JULY 17, 2026
1:00 P.M.**

at the
**ROTONDA WEST COMMUNITY CENTER,
646 ROTONDA CIRCLE.**



The workshop will be offered
IN PERSON OR VIA ZOOM,
providing an overview of the election
process, candidate requirements,
and an opportunity to have your
questions answered.



We encourage all interested residents to attend and learn
how you can help shape the future of Rotonda West!



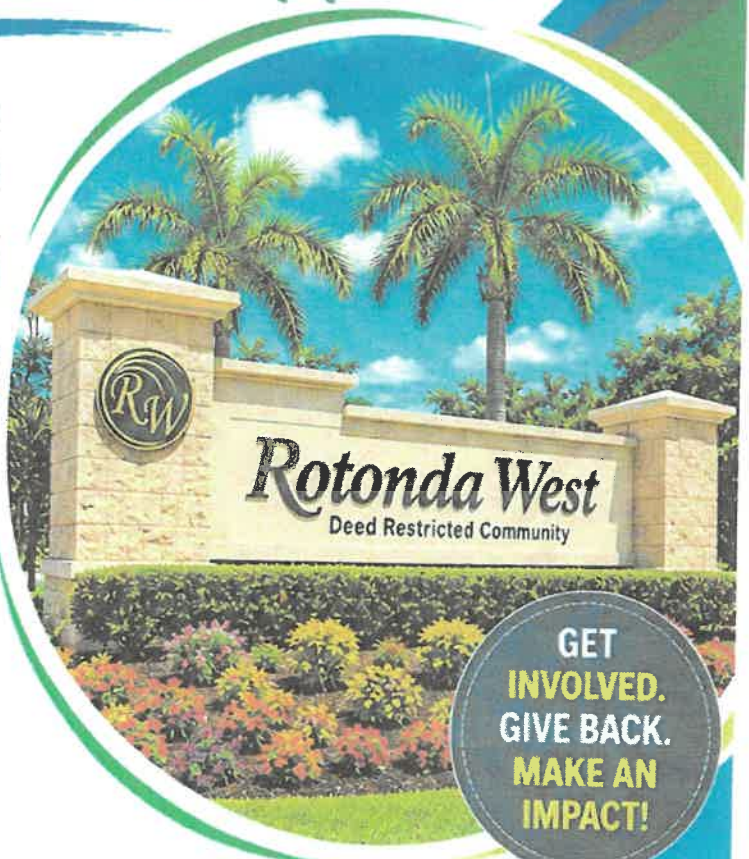
MAKE A DIFFERENCE *Right Here at Home!*

CANDIDATES NEEDED

FOR THE NEXT ELECTION

RWA BOARD OF DIRECTORS

Your community. Your voice.
Your opportunity to help shape
the future of Rotonda West.



GET
INVOLVED.
GIVE BACK.
MAKE AN
IMPACT!



LEADERSHIP

Help guide the
direction and
decisions of our
community.



COMMUNITY

Work together to
preserve and enhance
the quality of life in
Rotonda West.



GROWTH

Be part of smart,
responsible planning
for our future.



SERVICE

Volunteer your time
and talents to make
a lasting difference.

*New ideas.
Fresh perspectives.
Stronger community.
We need you!*



SUBMITTAL DEADLINE FOR
CANDIDATE DOCUMENTS

➤ **FRIDAY,
AUGUST 7, 2026**



If you have questions about your candidacy,
creating your candidate documents or the process,
please email

electioncommittee@rotondawest.org

*Your Community.
Your Voice.
Your Future.*



ALL CANDIDACY INFORMATION CAN BE FOUND AT

www.rotondawest.org