

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

Board of Directors Meeting

Thursday, Aug 13, 2026 – 12:00 PM

MINUTES

PRESENT: Sam Besase, Gwen Grace, Karen Harvey, David Kelly, Peter Traverso, Andy Van Scyoc (Chair),

ABSENT: Deb Orchard - excused

Management: Derrick Hedges, RWA Manager

Members: Annette Casteel - Assistant Manager, Jay Dernier, Denise Huffman, Amanda Stuever, Kathleen Fink, Dale Jensen, Francine Finucan, Paul Solvinski, Karen Hoover, Maureen McDowell, Rita Lopienski, Randy Keller.

The meeting was called to order by President Van Scyoc at 12:00 PM. The meeting was properly noticed, and a quorum was present.

President Van Scyoc announced that he wanted to have a moment of silence for our employee Dale Anderson, who passed away earlier this week.

The Pledge of Allegiance to the United States of America was said.

- Director Harvey moved the Board to approve the minutes for July 9, 2026, and Director Traverso seconded the motion. Motion Unanimously Approved.

MEMBERS' INPUT (Agenda Items)

Dale Jensen – 30 Sportsman Place addressed the Board and questioned why the Annual Meeting is starting earlier this year. He stated that this might disadvantage some people who must work and would like to attend the meeting. Also, if someone wanted to paper-vote, they would not be able to do so in person. President Van Scyoc addressed the question by stating that when they were doing meetings quarterly, they would always get the same group of people at the meetings and are now inconvenienced in the evening. Mr. Jensen stated that now you are potentially denying someone the ability to vote in person, even though we only get 1 or 2 votes in person. It is that a 20-year-old or decades-old tradition is going to be changed.

Karen Hoover – 29 Sportsman Rd. – Ms. Hoover stated that as a member of the Deed Restrictions Committee, she noticed that three names were being brought to the board for approval by this committee. As far as it is known, the current committee members were not informed of the three additions. Ms. Hoover stated that the Chair of the committee resigned several months ago, and I was

curious and questioned who was appointed as the new chair and who nominated them. The website showed Andy Van Scyoc, and she asked him why they were not notified. President Van Scyoc and Director Harvey both stated that they are redoing the committees. Director Harvey both stated that they are revising the committees, which are not yet complete. President Van Scyoc stated that nothing has been established yet and apologized for the lack of communication.

President's Update: Andy Van Scyoc

President Van Scyoc stated that there is no update at this time.

Treasurer's Report: Sam Besase

Director Besase provided a written report attached to these minutes.

As of June 20, 2026, cash is 2.3 million; income is ahead of schedule.

Manager's Report: Manager Hedges

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

Deed Restrictions Violations: Kelsey Stewart, Administrator

Ms. Stewart gave a breakdown report of the 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 68. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Grace seconded the Motion. Motion Unanimously Approved.

COMMITTEE REPORTS

Administration/Personnel – President Van Scyoc (Chair)

No Report.

Budget & Finance Report:

No Report.

Buildings & Grounds – Sam Besase (Chair).

Director Besase provided a written report, which is attached to these minutes. The administration building is coming along, and the change order was only \$25,000.00, which is a small amount compared to the “grand Scheme of things”. Doors and windows were replaced in the existing portion, and cabinets and shelving are being installed right now. Pond and water sampling continue, and there are no water quality issues with the ponds. There is an ongoing issue where residents are over-fertilizing.

Charter Taskforce Committee – Karen Harvey

No Report.

Community Outreach – Gwen Grace (Chair)

No Report.

Compliance – Barb Peszko (Chair)

No Report.

Residential Modifications Committee

No Report.

Deed Restrictions

Motion

- Director Besase moved the Board to accept Tyler Glenn, Kelly Williams, and Michelle Wojtowicz to join the Deed Restrictions Committee, and Director Harvey seconded the motion. Motion Unanimously Approved.

Election Committee – Brian Armen (Chair)

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 Electronically – 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

President Van Scyoc stated that Brian Arman had decided to moderate our Candidate Night. Also, we have decided to add a second candidate event a week later, which he will moderate.

MEMBERS' INPUT (Non-Agenda Items).

Rita Lopienski – 252 Rotonda Blvd. N. As a member of the Community Outreach Committee and the chair of the Health and Wellness initiative, she thanked the Board for reconsidering allowing the fitness Pilates class to meet on the fourth Monday of the Month. The members of the class were gracious for this opportunity to meet at that time. They are so appreciative of the space that they have and the staff that helps prepare it; she wanted to give a big shout-out of thanks to all involved.

Francine Finucan – 175 Annapolis Ln.- Thanked the Board for reconsidering and adding the exercise

class to the schedule.

Kathleen Fink – 150 Medalist Rd. – She stated to the Board that she appreciates their service and Ms. Lipiensi's service to the health and wellness of the community. She shared that she is a researcher and looked up the latest scientific peer-reviewed journal research on exercise and aging. There are therapeutic benefits and preventative benefits for neurodegenerative diseases that can characterize aging, like Huntington's and Alzheimer's. Exercise can have therapeutic benefits and preventative benefits for neurodegenerative diseases.

RESPONSE TO MEMBER'S INPUT

None.

DIRECTOR INPUT

Director Traverso stated that he wanted to discuss two items when he chaired the election committee years ago and would like to thank Dale Jensen for establishing electronic voting for the Rotonda West Association. That was a major accomplishment, Dale. Thank you. He wanted to thank the staff, Kelsey, Sheryl, Denise, and Faella. It's a very small, dark room area to work in, day in and day out, we appreciate all the work they do.

Director Grace also thanked Mr. Jensen for establishing electronic voting, as more people are using it.

Director Besase stated he would like to thank Mr. Jensen for getting electronic voting in place. He stated that when voting took place in the evening, we only received 2-5 votes. With respect to health and wellness, as stated before, there are numerous places around here, as well as this place, to hold activities for that kind of exercise. With respect to Dale Anderson, who passed away, I would like to ask the Board to consider a \$1000.00 scholarship in his name. A committee could be set up and would look at RWA employees or children and grandchildren of the RWA community. Director Grace stated that she agrees, but also wants anybody who lives in the circle (any student who lives in the circle), so that the pool of candidates would not be small. Director Besase agreed.

ADJOURNMENT Meeting adjourned at 12:32 PM

Next Board Meeting

Regular Scheduled: August 13, 2026, 12:00 PM

Respectfully Submitted,

Denise Huffman, Minutes Clerk

Attachments: Agenda, Minutes, Reports