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

BOARD OF DIRECTORS' MEETING
THURSDAY, November 12, 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)

- Approval of the minutes from the October 8, 2026, BOD Monthly Meeting.

MEMBERS' INPUT (Agenda Items) **Please limit your comments to 3 minutes**

OFFICERS, EMPLOYEES & CONTRACTORS REPORTS

President's Update – Andy Van Scyoc – Motion to proceed with the purchase of property on Parade Circle.

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 the Board to levy the fines on the members for the violations numbered 1 to 43. If confirmed by the Compliance Committee, these fines shall be automatically imposed.

COMMITTEE REPORTS

Budget Development Committee.
Budget Development Committee – Verbal 9 months' income and expenses highlights.

Buildings & Grounds – Sam Besase (Chair)
No Report.

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

Compliance – Barb Peszko (Chair)
Materials in the Briefing Packet.

Residential Modifications Committee – Barb Peszko (Chair).
Materials in the Briefing Packet.

Deed Restrictions Committee
No Report.

Election Committee
Materials in the Briefing Packet.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc.
1.) Community Center Use Guidelines

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 Manager Derrick Hedges at Derrick@rotondawest.org to request instructions on how to connect.

Posted: November 10, 2026
Annual Meeting: December 3, 2026
Next Meeting: December 10, 2026

ROTONDA WEST ASSOCIATION, INC.

646 Rotonda Circle, Rotonda West, FL 33947

Board of Directors Meeting

Thursday, October 8, 2026 – 12:00 PM

MINUTES

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

ABSENT: None.

Management: Derrick Hedges, RWA Manager

Members: Annette Casteel - Assistant Manager, Denise Huffman, Barb Peszko, Dale Jensen, Jeff Bridges, Leo Van Orden, Paul Slovinski, Barry Patterson, Mary Petterson, Randy Keller, Kelly Williams, Maureen McDowell, Rita Lopienski, Colleen Koppenhaven, (Zoom) Jenny Bulle, Pamela Hertzler, Karen Hoover, Bob Bodeson, Ken Anselment, Bonnie Anselment, Faela Waldrop.

President Van Scyoc called the meeting to order 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 Orchard moved the Board to approve the minutes for the September 8, 2026, RWA Monthly BOD Meeting, and Director Harvey 2nd the motion. Motion Unanimously Approved.

MEMBERS' INPUT (Agenda Items)
Maureen McDowell – Pine Valley. Ms. McDowell expressed concern about the limited attention given to Candidates Night. Although posters and flyers were displayed in the entrance hallway, none promoted Candidates Night, which she described as one of RWA's most important annual events. She hoped members would receive event information and be encouraged to submit questions, enabling them to make informed decisions.

President's Update: Andy Van Scyoc
President Van Scyoc announced that, effective Monday, October 12, 2026, RWA will offer extended hours on Mondays and Thursdays from 6:00 AM to 8:00 PM until further notice. Director Harvey asked whether the new schedule would be evaluated based on its duration, usage, and staffing needs. Mr. Hedges said it would likely be reviewed after three to four months to determine how many members use the extended hours. Director Harvey asked whether the door would be locked or if one would need to knock. Mr. Hedges responded that it will be unlocked. Two employees will be present during that time.

Treasurer's Report: Sam Besase
Director Besase submitted a written report, which is attached to these minutes.
As of the end of September, the total cash was 1.6 million. Builder's deposit was $58,000.00, and

clean site was $32,500.00. Approximately 109 homes are currently under construction in the RWA. Delinquent properties total 142. Operations funds paid for the RWA administration building expansion. Groundbreaking took place on November 20 of last year, approximately nine and a half months ago, and employees began moving in during late September. The outdoor bathrooms are now open. The budget remains financially strong, with no assessment increase for 2027.

Manager's Report: Manager Hedges
Mr. Hedges provided a written report attached to these minutes.

Deed Restrictions Violations: Kelsey Stewart, Administrator
Ms. Stewart presented 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 55. If confirmed by the Compliance Committee, these fines shall be automatically imposed. Director Besase 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 submitted a written report, which is attached to these minutes.

Community Outreach – Gwen Grace (Chair)
No report.

Compliance – Barb Peszko (Chair)
Ms. Peszko submitted a written report, which is attached to these minutes.

Residential Modifications Committee – Barb Peszko (Chair)
Ms. Peszko submitted a written report, which is attached to these minutes.

Deed Restrictions
No report.

Election Committee – Brian Armen (Chair)
Election candidate events are scheduled for:

Wednesday, October 14 - 7:00 PM
Wednesday, October 21 - 1:00 PM
Owner questions should be submitted to electioncommittee@rotondawest.org no later than Friday, October 12.

UNFINISHED BUSINESS
None.

NEW BUSINESS & COMMUNICATIONS – President Van Scyoc

1.) The Board of Directors reviewed the 2026 assessment mailing packets and announced that next year's assessment will remain unchanged from this year.

2.) President Van Scyoc asked whether RWA should obtain liability insurance for the Halloween event on Mark Twain Lane. Mr. Hedges explained that a member had raised the issue, prompting him to bring it before the Board. He asked whether RWA should continue providing only trash cans and portable toilets or take a more active role by arranging police presence, purchasing liability insurance, and formally sponsoring the event. In response to Director Orchard's question, Mr. Hedges estimated the cost at $400 to $500. Although the amount seemed high, he noted that RWA could still face a claim if someone were injured, even if the Association did not officially sponsor the event. Director Harvey stated, "Let's take that question just a little bit farther. In what situation would someone claim liability against for hurting themselves in that event?" Mr. Hedges responded that car accidents, bicycle accidents, road accidents- really anything; he stated he deals with three or four of these a week. A lot of this stuff doesn't stick; it might fall on the County, or their claims are frivolous, but it still wastes a lot of time. We need to find out from the insurance company if it would help or hurt. Annette will check with the insurance and get a definite answer. The Board agreed that more questions need to be answered before deciding.

MEMBERS' INPUT (Non-Agenda Items).

None.

RESPONSE TO MEMBER'S INPUT

See Director's Input.

DIRECTOR INPUT

Director Harvey complimented the appearance of the assessment letter and asked whether the mailing would mention the upcoming website. Mr. Hedges confirmed that it would and said members should be informed of the change. RWA currently has approximately 11,000 email addresses in Caliber and 5,300 to 5,400 in Constant Contact. Each member will receive an email from the new website with instructions for creating a new account; members may use their previous sign-in information. The flyer should include advance notice, a timeline, and specific dates. Joe will also be available to assist members.

Director Harvey asked that "Community Relations Committee" be corrected on the next page. Mr. Hedges agreed. She also requested that the Broadmoor Park section include its address, 646 Rotonda Circle, at the top of the page. On the FAQ page, she recommended placing the administrative office address directly in the answer to the second question rather than only at the bottom of the page. For the question about community events and notices, she asked whether the direction to sign up for Constant Contact through the website linked to the site. Mr. Hedges confirmed that it did. She recommended adding the full website address and a direct link to Constant Contact.

Regarding the Deed Restrictions statement, Director Harvey recommended revising it to read: "Over the last 12 months, the Rotonda West Deed Restriction Committee has found that 80% of deed restriction violations fall into three categories." Mr. Hedges agreed to make the requested changes.

Director Besase clarified that the same three categories have accounted for most deed restriction violations over the past 12 years, not only the past 12 months.

Director Traverso reported that land clearing is underway near Parade Circle for two new 32-unit apartment buildings. He clarified that this is not the controversial 212-unit project, which Cape Cave Corporation disallowed. He reminded members that entering a construction site without permission is trespassing and may constitute a third-degree felony. Anyone wishing to view a house should contact the builder or owner.

Director Kelly echoed Ms. McDowell's comments about Candidates Night, noting that the issue arises each year. He said Condo Voter was released that day and suggested publishing it one week after Candidates Night so it could reinforce and add credibility to the event.

Director Grace reported that pythons are prevalent in the area. A January program will feature representatives from the Florida Fish and Wildlife Conservation Commission, who will explain efforts to reduce the population using "Judas pythons"—tracked male pythons that lead officials to females. She also thanked Amanda for preparing and distributing flyers for upcoming events.

Director Besase explained that the yellow signs posted by JVA near Parade Circle concern the removal and relocation of wildlife to a protected area, which will slow construction.

ADJOURNMENT: Meeting adjourned at 12:28 PM

Next Board Meeting

Regular Scheduled: November 12, 2026, 12:00 PM

Respectfully submitted,

Denise Huffman, Minutes Clerk

Attachments: Agenda, Minutes, Reports

ROTONDA WEST ASSOCIATION, INC.

TREASURER'S REPORT
10/01/2026 THRU 10/31/2026

1003 - Petty Cash - Operations	$ 200.00
1007 - CDARS Program – Operating	$ 502,439.15
1020 - Centennial Operating #2 Sweep (1020)(~3.0%	$ 218,011.62
As of 10/31/26-Total CASH IN OPERATIONS ACCOUNTS	$ 720,650.77
1008 CDARS Program - Reserves - CAPITAL	$ 613,879.97
1105 – Centennial Sweep–Reserves–7343 OPNS (~3.0%)	$ 114,559.99
As of 10/31/26 - Total CASH IN RESERVE ACCOUNTS	$ 728,439.96
As of 10/31/26-TOTAL CASH-OPERATIONS & RESERVES	$1,449,090.73

Builders Deposits – New Construction

1103 – Centennial 6065 Builders Clean Site Escrow	$55,999,60
4220 – Builders Clean Site Deposits	$35,000.00

Approximately 112 homes are currently under construction in RWA.

2026 YTD INCOME:	OCT YTD ACTUAL	vs	OCT YTD BUDGET	
2026 YTD Income	$2,142.8K	vs	$2,016.8K	AHEAD BY $126.0K

~83.3% of the 2026 budget year. RWA INCOME received = ~+100%% of total year

Selected Income Line Items (5 of 9)

4111-ASSESSMENTS =	(+~$1.7K)	~$1,529,255.00
4200-ESTOPPEL YTD = (455 vs 420) +35	(+~$16.8K)	~ $ 135,992.00
4210-TRANSFER YTD = (443 vs 420) +23	(+~$11.7K)	~$ 130,813.00
4300-FINING INCOME YTD = $169.2K vs $127.5	(+~$41.7K)	~$ 169,150.00
4400-ATTY-BOOKS—YTD = ~$39.8K vs $20.0K	(+~$19.8K)	~$ 39,791.30

2026 YTD EXPENSES:	OCT YTD ACTUAL	OCT YTD BUDGET	
6000 Line Item Series	$1,192.7K	$1,220.9K	UNDER BY ~$ 28.2K
7000 Line Item Series	$ 369.6K	$ 370.8K	UNDER BY ~$ 1.2K
8000 Line Item Series	$ 28.9K	$ 33.3K	UNDER BY ~$ 4.4K
2026 YTD Expenses	$1,592.5K	$1,626.7K	UNDER BY ~$34.2K

~83.3 of 2026 budget year RWA EXPENSES YTD

9000 RESERVES RWA Transferred into RESERVES in 2026 $130.0K

Yearly RESERVES contribution is ~$96K, RWA has overfunded RESERVES in 2026 by ~$34K

Respectfully - Sam Besase – RWA Treasurer – November 4, 2026 PHONE: 281-923-4041

ROTONDA WEST ASSOCIATION, INC.
TREASURER'S REPORT – SUMMARY
10/01/2026 THRU 10/31/2026

- DELINQUENT RWA PROPERTIES: (COMBINATIONS OF ASSESSMENTS & FINES & ATTORNEY FEES, ETC.)
- $294.3K 140 properties (131 owners) of 8,040 = 1.74% (1.60%) LESS THAN 2%!!! This low number is excellent.

- Latest CDAR interest rates are averaging ~3.5%. Next CDAR (Reserves) maturity date is April 15, 2027.
- Interest rates translate to ~$1,800 income per week ~$94,000 a year FED meets on Dec. 08/09 of 2026; FED likely to raise rate by ¼%.
- Most CDAR's = 52 weeks which extend into 2Q/3Q/4Q 2027. Expect average ~3.5% in 2026 & 2027
-
- RWA Admin Building Expansion* has been paid by using OPERATIONS CDAR's - Made over 2 years - 2025 & 2026
- * Groundbreaking was held on Nov. 20, 2025! Almost 1year ago, with employee move in starting in late September/early October 2026.
-
- CARRY OVER–EXCESS FUNDS (NET INCOME) as of 10/31/26 is: $380,442.90
-
- ~83.3% thru 2026 – RWA budget is in excellent – outstanding financial shape!!!! RWA Reserves are fully funded for the year 2026!
- No increase in RWA HOA assessments for 2027 – the same assessment for 11 years in a row!

- RESPECTFULLY, SAM BESASE - RWA TREASURER, November 4, 2026
  Phone: 281-923-4041

RWA TREASURER'S REPORT THRU OCTOBER 2026 – NARRATIVE

- The RWA 2027 budget has been developed, RWA BOD agreed mid-August, 2026. The RWA yearly assessment to residents stays the same at $190.00 for 11 years in a row!
- The total RWA budgeted INCOME for all of 2026 was estimated at $2,114,600. OVER BY ~$28.2K The total actual RWA INCOME thru October 2026 was $2,142.8K vs ~$2,114.6
- After 10 months, the RWA has received all of the projected 2026 income - 2 months early. Which is 2 months ahead of time.
- The amount of RWA ASSESSMENT and ESTOPPEL/TRANSFER and INTEREST income and FINES INCOME received thru October 2026 is ahead of budget schedules by ~$126K.
- This summarizes the INCOME line items in the RWA 2026 budget.

- Let's look at some RWA EXPENSE line items: Total budgeted EXPENSES thru Oct 2026 were estimated at ~$1,626.7K; total actual RWA expenses thru Oct 2026 were $1,592.5K = ~$34.2K UNDER budget.
- Significant RWA under and over EXPENSE line items thru October 2026 were:
- 6180 - Employee Wages & Benefits: ~$701.7K vs ~$756.2K – under budget by ~$54.5K
- 6080 – Audit Expenses - ~$14.7K vs $12.5K - over budget by ~$2.2K (due to additional questions from RWA to Auditor)
- 6140 – Community Outreach Budget - ~$35.0K vs ~$33.5K - under budget by ~$1.5K
- 6240 - Insurance ~$126.2K vs ~$72.5K - over budget by ~$53.7K Survey found that RWA was under insured
- 6300 - Office Equipment - ~$22.9K vs ~$16.7K - over budget by ~$6.3K*
- 6320 - Office Supplies - ~$24.8K vs ~$16.7K - over budget by ~$8.2K*
- 6360 - Printing-Postage - ~$56.4K vs ~$58.3K - under budget by ~$2.0K
- 6420 – Tech Support – ~$28.0K vs ~$16.7K, over budget by ~$9.3K *mainly due to RWA personnel moves to Community Center and Working from Home
- The RWA 6000 series line items ~$1,192.7K vs thru October 2026 budget of $1,220.9K or under by ~$28.2K
- 7500 – Aquatic Maintenance. ~$111.3K vs ~$155.3K – under budget by ~$44.0K Brought work in-house
- 7540 – Canal Bank Mowing. ~$50.0K vs ~$70.0K – under budget by ~$20.0K Brought work in-house
- 7560 – Fuel ~$40.0K vs $28.5K – over budget by ~$9.5K
- 7710 – Landscape. ~$145.1K vs ~$85.0K – over budget by ~$55.1K
- 7860 – Section 16, Dwelling/Lot Care. ~$37.0K vs ~$25.0K - over budget by ~$11.3K
- The RWA 7000 series line items collectively spent ~$369.6K vs ~$370.8K–thru October 2026, under by ~$1.2K
    - 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 – overfunded RESERVES by ~$34K.

- **The total RWA NET INCOME profit position through October 31, 2026 is: $380,442.90**
- **RESPECTFULLY, SAM BESASE - RWA TREASURER, November 4, 2026 Phone: 281-923-4041**

Administration-Manager's Report

Category	***Details***
Estoppels and Transfers	Processed **8** Estoppels and **8** Transfers so far this month
****Electronic Voting For the RWA Board of Directors****	We emailed members to vote electronically. If you missed the email, watch for reminder emails and make sure to check your spam folder for an email from **noreply@condovoter.com**
****Mailed Ballots for the RWA Board of Directors****	Paper ballots have been mailed for voting this week. If you don't receive your paper ballot by mail within the next couple of weeks, please email *Faela@rotondawest.org* to request a replacement so you can vote.
New homeowner Packets	Processed and mailed out **7** packets for new homeowners
Parking passes and permits	Processed **15** parking passes and additional permits so far this month
New Construction	We have recently received approvals for **0** new construction plans from **Cape Cave Corporation** and have not released any new construction deposits. This brings our total number of ongoing new construction projects to **112** homes, which are currently awaiting final occupancy certification under the **New Construction Clean Site Program**

Legal	**Delinquency Letters** Processed and mailed **4** delinquency letters to members who have not fulfilled their obligations regarding annual assessments or violation fines **Claim of Lien** Processed **1** Claim of Lien on a property in the **White Marsh** section for unpaid assessments **Notice of Intent to Foreclose** Processed **1** Notice of Intent to **Foreclose** on a property due to unpaid assessments in the **Pine Valley** section
West Ways Newsletter	Mailed out **79 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*
Estoppel compliance assistance	Assisted members in selling their properties through the estoppel process, bringing **1** property into compliance. Members selling a home may contact *Jenny@rotondawest.org* for assistance
Section 16: Tree removal list	Updated the **Section 16** tree removal list. So far, **250** members have received letters, **235** properties have been brought into compliance, and **15** members still need to address **Brazilian Pepper trees** and dead trees on

	unimproved vacant lots. Members may contact *Kelsey@rotondawest.org* for more information.

Office Visits	During the week, **142** members visited the Rotonda West Association Office to make inquiries, submit applications, and drop off their election ballots
Notarization services	The RWA Administration Office has assisted **8 Members** with notarization services so far this month. This service is free for members, and documents should be in English to streamline the process.
Automatic payment	**1** new member signed up for autopay this week. To learn how to sign up for payments, please contact Jenny at *Jenny@rotondawest.org*
Collections	Collected approximately **$3250** this week from members with past-due payments for deed restriction violations and past-due assessments

Rotonda West Maintenance Staff

Category	***Details***
Broadmoor Park	Mowing and trimming around location **L04,** as well as along the lakes and swales within the park Spot-treated the **3.5 miles** of walking paths

	2 dead pine trees were removed near **L12,** and invasive species were cleared from the palmetto beds along **L04**
Vacant lot mowing	We're mowing our **7th** cycle in the **Pebble Beach and Pinehurst sections**. Next week, the **7th** mowing cycle will continue in the **Pinehurst and Broadmoor sections**
Common Area Maintenance	Mowed, trimmed, and treated weeds at **Liberty Island,** and installed a gate to prepare for adding Christmas decorations Mowed, trimmed, and treated the weeds at the Administration building and **Community Center** We applied spot treatment for weeds along the canal banks and around all of the **Memorial Parks** Landscaping and sod installation are currently underway at **Pine Valley Memorial Park** Mowed and trimmed around the **5** front entrance signs from **Cape Haze Drive to Boulevard North** Removed **1** palm tree, **1** pine tree, and a cluster of Brazilian pepper trees from the common areas in the **White Marsh section**

	Our fantastic **RWA volunteers** added new native plants and mulch behind the Administration building, creating an additional **Butterfly Garden**
Machine Maintenance	This week, the maintenance team spent **7** hours changing the hydraulic line on the **15-foot Rhino mower**, changing the battery on the aquatic Truxor, and completed **2** oil changes on the **970R 72-inch** zero turns
Section 15: Residential properties	Mowed and trimmed **2** neglected residential properties under **Section 15** in the **Oakland Hills section**
Treatments for canals and invasive plants	We applied treatments for invasive species, including grasses, in the **Pebble Beach finger lake and in the Long Meadow canal section**, and conducted spot treatments to manage Torpedo Grasses

Thank you,

Derrick Hedges

Manager

Rotonda West Association, Inc.

Board Of Directors Meeting
Rotonda West Association, Inc

November 12th, 2026
646 Rotonda Circle
12:00-PM

SECTION	November 2026 – RWA DEED RESTRICTIONS SUMMARY	MONTHLY TOTALS	PERCENTAGE
5	NO RMA/CONSTRUCTIOIN SITES	40	10.20%
7	COMMERCIAL USE	0	0.00%
8	FENCES/SITE SCREENING & EXTERIOR WING WALLS	2	0.51%
9	SHEDS & TEMPORARY STORAGE UNITS	10	2.55%
13	FLAGS/FLAG POLES, ANTENNAS & RECEPTION OR TRANSMISSION DEVICES	14	3.57%
14	PETS & ANIMALS	0	0.00%
15	NUISANCE	83	21.17%
16	MAINTENANCE & LOT CARE	22	5.61%
18	GARBAGE & RECYCLING EQUIPMENT	106	27.04%
19	COMMON AREAS	0	0.00%
20	DOCKS	0	0.00%
21	BOATS AND OTHER WATERCRAFT	4	1.02%
22	SIGNS	51	13.01%
24	VEHICLE OPERATION AND PARKING	52	13.27%
26	OWNERS' RESPONSIBILITY/HOUSE NUMBERS	8	2.04%
	TOTALS SUMMARY FOR NOVEMBER 12, 2026, DEED RESTRICTION FINING LIST	**392**	**100%**
	CALLS & EMAILS TO OWNERS	204	
	VIOLATION RECHECKS	372	94.90%
	GRAND TOTALS	**968**	

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	1162 Rotonda Cir	NO RMA Sight Screen	Sec. 5 Pine Valley	$50.00
2	1162 Rotonda Cir	No RMA Landscape Curbing	Sec. 5 Pine Valley	$50.00
		TOTAL NEW RMA VIOLATIONS	**2**	

CONTINUOUS RMA VIOLATIONS

TOTAL CONTINUOUS RMA VIOLATIONS **0**

NEW VIOLATIONS

3	129 Boundary Blvd	TCV	Sec. 18 Oakland Hills	$50.00
4	211 Broadmoor Ln	Vehicle Parking	Sec. 24 Broadmoor	$50.00
5	211 Broadmoor Ln	Inoperable Vehicle	Sec. 24 Broadmoor	$50.00
6	257 Broadmoor Ln	Nuisance Dwelling	Sec. 15 Broadmoor	$50.00
7	50 Bunker Cir	TCV	Sec. 18 Pebble Beach	$50.00
8	124 Caddy Rd	TCV	Sec. 18 Oakland Hills	$50.00
9	259 Long Meadow Ln	Nuisance Items	Sec. 15 Long Meadow	$50.00
10	174 Mariner Ln	Construction Site Maintenance (X3)	Sec. 5 Pinehurst	$300.00
11	97 Mark Twain Ln	Nuisance Dwelling	Sec. 15 Pebble Beach	$50.00
12	285 Mark Twain Ln	TCV	Sec. 18 Pebble Beach	$50.00
13	27 Oakland Hills Ct	Nuisance Items	Sec. 15 Oakland Hills	$50.00
14	66 Oakland Hills Ct	Nuisance Dwelling	Sec. 15 Oakland Hills	$50.00
15	43 Oakland Hills Pl	Nuisance Dwelling	Sec. 15 Oakland Hills	$50.00
16	20 Par View Rd	TCV	Sec. 18 Long Meadow	$50.00

TOTAL NEW VIOLATIONS **14**

CONTINUOUS VIOLATIONS

17	48 Annapolis Ln	Nuisance Dwelling (X2)	Sec. 15 Oakland Hills	$100.00
18	214 Boundary Blvd	Nuisance Items	Sec. 15 Pebble Beach	$50.00
19	231 Boundary Blvd	Maintenance and Lot Care (X2)	Sec. 16 Pebble Beach	$100.00
20	6 Bunker Way	Nuisance Dwelling (X2)	Sec. 15 Pebble Beach	$100.00
21	61 Caddy Rd	Trailer Parked in Yard (X3)	Sec. 24 Oakland Hills	$150.00
22	203 Caddy Rd	Inoperable Vehicle (X2)	Sec. 24 Oakland Hills	$100.00
23	38 Golfview Ct	Nuisance Dwelling (X2)	Sec. 15 Oakland Hills	$100.00
24	75 Long Meadow Pl	Nuisance Items (X2)	Sec. 15 Long Meadow	$100.00
25	5 Mark Twain Ln	Inoperable Vehicle (X2)	Sec. 24 Pebble Beach	$100.00
26	109 Mark Twain Ln	Shed (X2)	Sec. 9 Pebble Beach	$100.00
27	166 Mark Twain Ln	High Grass/Weeds	Sec. 16 Pebble Beach	$50.00
28	21 Medalist Way	Construction Site Maintenance (X35)	Sec. 5 White Marsh	$3,500.00
29	18 Oakland Hills Pl	No House Number (X2)	Sec. 26 Oakland Hills	$100.00
30	44 Oakland Hills Pl	No House Number (X2)	Sec. 26 Oakland Hills	$100.00
31	62 Par View Rd	Maintenance and Lot Care (X35)	Sec. 16 Long Meadow	$1,750.00
32	65 Pine Valley Ct	Construction Site Maintenance (X35)	Sec. 5 Pine Valley	$3,500.00
33	86 Pine Valley Ct	Sign (X2)	Sec. 22 Pine Valley	$100.00
34	30 Pinehurst Pl	TCV (X2)	Sec. 18 Pinehurst	$100.00
35	206 Rotonda Blvd W	Maintenance and Lot Care (X35)	Sec. 16 Pebble Beach	$1,750.00
36	45 Rotonda Cir	No House Number	Sec. 26 Oakland Hills	$50.00
37	273 Rotonda Cir	Nuisance Dwelling (X2)	Sec. 15 Pebble Beach	$100.00
38	901 Rotonda Cir	Nuisance Items	Sec. 15 White Marsh	$50.00

39	901 Rotonda Cir	Boat in Yard	Sec. 21 White Marsh	$50.00
40	907 Rotonda Cir	Nuisance Dwelling	Sec. 15 White Marsh	$50.00
41	907 Rotonda Cir	TCV	Sec. 18 White Marsh	$50.00
42	1058 Rotonda Cir	Construction Site Maintenance (X35)	Sec. 5 Pine Valley	$3,500.00
43	272 W Pine Valley Ln	Maintenance and Lot Care (X35)	Sec. 16 Pine Valley	$1,750.00
		TOTAL CONTINUOUS VIOLATIONS	**27**	

SECOND VIOLATIONS

TOTAL SECOND VIOLATIONS	**0**
TOTAL VIOLATIONS	**43**

COMPLIANCE REPORT 11/12/2026

Under Florida Statute Chapter 720.305(2)(b), the duly appointed Compliance Committee of the Rotonda West Association, Inc., after proper notice, met on October 29, 2026, to provide those residents of Rotonda West against whom the Board of Directors had imposed fines under the above-referenced Chapter 720.305(2)(b) on October 08, 2026 with an opportunity to appear before the Compliance Committee to contest the imposition of the fine(s). Before the above-referenced meeting of the Committee, the residents against whom the fines were imposed were given written notice of their right to appear before the Committee.

Alexander Borell, Attorney for Anthony & Brothers Realty LLC, via Zoom, APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 5 construction maintenance on 205 and 219 Boundary Blvd.: A motion by Eugene Lerner and seconded by Kathy Strickland to impose a violation fine of $5,600. Motion passed unanimously.

Veronica Perna, via Zoom, APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 5 construction maintenance on 908 Rotonda Circle.: A motion by Eugene Lerner and seconded by Kathy Strickland to impose a violation fine of $2,800.00. Motion passed unanimously.

Keith Jackman Attorney for Elyse & James M Bertling, via Zoom, APPEARED BEFORE THE COMPLIANCE COMMITTEE AT ITS MEETING regarding Section 22: Sign.: A motion by Eugene Lerner and seconded by Kathy Strickland to impose a violation fine of $100.00. Motion passed unanimously.

A motion by Eugene Lerner and, seconded by Kathy Strickland to CONFIRM the rest of the fines imposed by the Board of Directors on October 08, 2026. THE COMMITTEE VOTED UNANIMOUSLY TO CONFIRM.

Next meeting December 04, 2026

A total of 4 violation was to be voted on:

3 violations of Section 5: Construction maintenance
1 violation of Section 22 Sign
Total fines to be voted on were $8500.00. Total approved: $8,500.00

11/12/2026

ROTONDA WEST BOARD OF DIRECTORS MEETING

RESIDENTIAL MODIFICATION COMMITTEE REPORT

Since the last board meeting on 10/08/2026, there have been 2 RMC meetings for October on 10/13/2026 and 10 /27/2026

Total applications: 90

Total resubmits:	
Total disapproved:	02 flag pole, camera pole
Tabled:	01 garage addition

CATEGORIES:

PAINT:	25
FENCE/SITE SCREEN/WALLS:	15
DOORS/SHUTTERS:	07
CONCRETE/PAVER ETC:	07
POOL/CAGE/LANAI/POOL HEATER:	10
LANDSCAPE/CURBING/ROCK:	11
MISC: TRELLIS, FLAG, A/C, LITES, HORSE CAMERA POLE	10
SCREENED ENTRY:	01
ADDITION:	04

RESPECTFULLY SUBMITTED
BARBARA PESZKO, CHAIR

November 6, 2026

Election Committee Report

Both events (afternoon and evening) were well attended.

An acknowledgement of thanks to the event volunteers: Tom D'Abrosca, Maureen McDowell, and Roseanne Woodliff, as well as the RWA staff and the candidates.

Brian Armen, Chair

Rotonda West Association, Inc.

COMMUNITY CENTER USE GUIDELINES

646 Rotonda Circle, Rotonda West, FL 33947
Contact: Amanda Stuever or Annette Casteel | 941-697-6788

The Rotonda West Association (RWA) Community Center is provided for the enjoyment of our members, residents, guests, and approved organizations. These guidelines are designed to protect the facility, promote safety, and ensure that the Community Center remains clean, welcoming, and well maintained for everyone.

RESERVATIONS & RESPONSIBILITY

All Community Center rentals must be scheduled and approved in advance.

The individual signing the rental agreement is considered the responsible party and is responsible for the facility and the conduct of all guests, vendors, contractors, and service providers associated with the event.

The party responsible must ensure that all provisions of the rental agreement and these guidelines are followed.

The Community Center is for the exclusive use of Rotonda West Association members and their guests and is open **Monday through Friday from 8:00 a.m. to 3:45 p.m.** The Center may have extended hours during weekdays, and on weekends with prior approval from the Community Center Coordinator.

Any RWA member and their immediate family members living at the same residence are eligible to apply for and use the Community Center for family, social, or other special activities. The date and time for such approved use must be requested and approved by the Community Center Coordinator at least two (2) weeks before the event.

The list of grandfathered clubs and groups was approved by the Board before January 1st, 2018, and is kept in the Rotonda West Association office. No additional groups will be approved as grandfathered. The identified grandfathered groups and clubs may use the Center at no costs. It is the responsibility of each group or club lead representative to notify the RWA Office of any changes to the group's status.

All clubs, groups and individuals wishing to use the Community Center must submit an application and obtain approval from the Community Center Coordinator. This process helps prevent scheduling conflicts, overlaps and ensures proper staffing.

The applicant must be present at the event.

RESERVATIONS & RESPONSIBILITY (continued)

RWA reserves the right to enforce all rules related to the Community Center, and to interrupt or cancel any event that violates these rules or policies. The organization also retains the right to cancel any event due to health and safety concerns. No refunds will be issued for canceled events.

At any time and at its sole discretion, RWA Management may ban an individual, group organization from using the Community Center or other RWA facilities and common areas.

Respectful behavior is always required. Members must respect staff, other participants, the facility, and its equipment. After two warnings, a third incident may result in exclusion from the Community Center.

RENTAL FEES

After-hours fees:

Rotonda Room:	$250 for 4 hours
West Room:	$100 for 4 hours
Security deposit:	$100 (after 1st occurrence if Community Center is damaged)

If outside of normal hours, staff overtime will be required and will be charged $25/hour

Applicants, or their attendees, who receive personal or financial benefit from an event will be charged a $50 fee per hour during normal business hours.

No fee applies when an applicant presents without receiving financial benefit.

- Personal or Financial benefit includes, but is not limited to cash, tips, donations, sales or orders, potential future customers from business advertising and all other forms of compensation.

SALES & TAXES

Retail sales, including entrance fees, tickets, food, refreshments, and any other items or service provided at the Community Center must be clearly listed on the application. The group must have proper licenses and pay all applicable taxes.

RENTAL TIME

Your reserved rental period includes **all setup, decorating, event time, cleanup, and removal of personal property**.

Please plan accordingly. Renters, guests, vendors, and personal belongings must be out of the facility by the end of the scheduled rental period.

Additional charges may apply when the facility is occupied beyond the reserved rental time.

CAPACITY & APPROVED AREAS

Attendance may not exceed the established maximum seating capacity of 233 occupancy limits for the Community Center.

Renters and their guests may only use the rooms, facilities, equipment, and areas included in their rental agreement.

Areas not included in the rental should not be entered into or used without prior authorization.

TABLES, CHAIRS & SETUP

Tables, chairs, and other furnishings may be arranged to accommodate your event as permitted by RWA.

Furniture and equipment should be handled carefully and may not be removed from the Community Center unless specifically authorized.

At the conclusion of the event, tables and chairs must be returned to their designated locations or arrangement as required by RWA.

DECORATIONS

Decorations are permitted provided they do not damage the Community Center or its furnishings.

Nails, screws, staples, tacks, or other materials that could damage walls, ceilings, doors, floors, furniture, or fixtures are prohibited.

All decorations and related materials must be removed at the end of the rental. Excessive glitter or confetti residue may result in the partial or full forfeiture of the security deposit.

FOOD & BEVERAGES

Food and beverages are permitted in approved areas.

If kitchen facilities are included with the rental, all countertops, sinks, appliances, and other areas used must be cleaned after the event.

All food and beverages brought into the Community Center must be removed or properly disposed of at the conclusion of the rental.

No retail sales of food are permitted.

ALCOHOL

If the activity or event involves serving, consuming, or allowing alcohol at the Community Center, an insurance policy must be submitted with the application. The policy should be a general liability policy with host liquor liability coverage and must name Rotonda West Association, Inc. as an additional insured. This requirement applies to all individuals, clubs, groups, and organizations, including those designated as "grandfathered" clubs and groups.

ALCOHOL (continued)

Alcoholic beverages may only be served or consumed when specifically permitted under RWA policies and in accordance with all applicable laws and requirements.

The renter is responsible for ensuring compliance with any requirements relating to the service or consumption of alcoholic beverages.

The link to retrieve an alcohol liability coverage is https://www.theeventhelper.com#rjkes9

SMOKING & VAPING

Smoking and vaping are prohibited inside the Community Center.

ANIMALS

No pets are allowed in the Community Center; however, service animals are permitted.

CONDUCT & NOISE

Renters are responsible for the conduct of their guests.

Activities must be conducted in a manner that does not disturb other Community Center users, nearby residents, or neighboring properties.

Music and other amplified sound must be maintained at a reasonable level.

Children must be appropriately always supervised by a responsible adult.

Children should not be permitted to run unattended throughout the Community Center or enter areas that are not included in the rental.

SAFETY

Emergency exits, hallways, doorways, fire extinguishers, and emergency equipment must always remain accessible and unobstructed.

Open flames, hazardous materials, or potentially dangerous equipment may not be used without prior approval.

Renters and guests must comply with all posted safety requirements and applicable fire and occupancy regulations.

DAMAGE TO THE FACILITY

The renter is financially responsible for damage to the Community Center, furnishings, equipment, grounds, or other RWA property resulting from the rental or the actions of the renter's guests, vendors, or service providers.

Any damage or facility problems should be reported to RWA promptly.

DAMAGE TO THE FACILITY (continued)

Additional cleaning, repair, replacement, or other charges will be assessed when appropriate. And may result in forfeiture of your security deposit.

PERSONAL PROPERTY

RWA is not responsible for personal property that is lost, stolen, damaged, or left behind before, during, or after an event.

All personal property must be removed at the conclusion of the rental unless prior approval or special arrangements have been approved.

CLEANUP

The renter is responsible for leaving the Community Center clean and orderly.

All food, decorations, supplies, and personal belongings must be removed or disposed of as required. All trash must be in appropriate receptacles.

No food is to be left in the sink or refrigerator. Any food or beverage left behind will be disposed of.

Tables, counters, kitchen areas, floors, and other areas used during the event must be left clean.

Rotonda West Association, Inc.

COMMUNITY CENTER USE GUIDELINES

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BEFORE YOU LEAVE

To help keep the Community Center clean, safe, and ready for the next group, please complete the following before leaving:

☐ Remove all personal belongings, decorations, food, and supplies.

☐ Place all trash in the appropriate receptacles and remove trash as required.

☐ Wipe down tables, countertops, and other surfaces used during your event.

☐ Clean all kitchen areas, sinks, countertops, and appliances used during the rental.

☐ Return tables and chairs to their designated locations inside of the Community Center.

☐ Sweep or clean floors as needed and clean up any spills.

☐ Check restrooms and leave them clean and orderly.

☐ Make sure all doors and windows are securely closed and locked as required.

☐ Turn off lights and any equipment used during the event.

☐ Check the facility for damage and report any damage or problems promptly.

☐ Remove all items brought into the Community Center. **Nothing should be left behind.**

FINAL WALK-THROUGH

Before leaving, please take a final walk through the Community Center to make sure the facility is **clean, secure, and ready for the next scheduled activity.**

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RENTAL CHECKLIST & ACKNOWLEDGMENT

Please review and check each item before signing.

☐ I have received and reviewed the **Rotonda West Association Community Center Use Guidelines.**

☐ I understand that my rental period includes **setup, decorating, event time, cleanup, and removal of all personal property.**

☐ I understand that I am responsible for the conduct of my guests, vendors, contractors, and service providers.

☐ I understand that I am responsible for leaving the Community Center clean and orderly following my event.

☐ I understand that I am responsible for any damage to the facility, furnishings, equipment, or grounds resulting from my rental or the actions of my guests, vendors, contractors, or service providers.

☐ I understand that additional cleaning, repair, replacement, overtime, or other applicable charges may be assessed when necessary.

☐ I agree to remove all decorations, food, supplies, trash, and personal belongings at the conclusion of my event.

☐ I agree to complete the **Before You Leave** checklist and conduct a final walk-through of the facility.

☐ I agree to comply with the Community Center Rental Use Guidelines, my rental agreement, RWA policies, and all applicable laws and regulations.

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RENTER INFORMATION & ACKNOWLEDGMENT

Renter's Name: _____

Address: _____

City/State/ZIP: _____

Phone Number: _____

Email Address: _____

Event Date: _____

Type of Event: _____

By signing below, I acknowledge that I have received, read, and understand the **Rotonda West Association Community Center Use Guidelines**. I agree to comply with these guidelines and accept responsibility for the Community Center during my scheduled rental period.

Renter's Signature: _____

Date: _____

RWA REPRESENTATIVE

RWA Representative: _____

Date: _____

Thank you for helping us protect and maintain the Rotonda West Community Center for the enjoyment of our community.

Revised 11/02/2026