

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
JANUARY 23, 2019

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, January 23, 2019, in the Management Office at 3754 Cape Haze Drive, Rotonda West, Florida. The meeting was called to order at 3 p.m. by the President and Chairperson, Deborah Clements. Directors in attendance were Deborah Clements, Jim Harper, Jim Kussow, and Frank Masciangioli. Mike Evers was excused. Also present were Property Managers Tim Freeman and Brenda Wright along with owners listed on the attached sign-in sheet. A quorum of the Board was present, so the meeting could proceed.

MINUTES: **MOTION** was made by Jim Kussow, seconded by Frank Masciangioli, and unanimously carried to approve the minutes of the December 5, 2018 Board of Directors' meeting as presented.

TREASURER'S REPORT: Mr. Freeman highlighted the December 31, 2018 Treasurer's Report noting that all accounts balance and there are no issues. Directors approved the independent CPA's engagement letter to begin the year end review of the Association's finances. Owner of Lot 1798 submitted a request for the Association to grant a one-time waiver to forgive late fees and interest on his account. Hardship is based on the home at this property having issues with Chinese drywall and court litigation. **MOTION** was made by Jim Kussow, seconded by Frank Masciangioli, and unanimously carried to waive the late fees and interest on this account if owner pays the amount in full within 60 days of notice of the waiver.

COMMITTEE REPORTS:

ACC: Owners/Builders submitted plans and applications for the below set out new construction. The Association consultant reviewed the plans and applications and found that they meet the Association established criteria for new construction, with any contingencies as set out below. After review of the plans and applications, **MOTION** was made by Jim Kussow, seconded by Jim Harper, and unanimously carried to approve the plans and applications as submitted with any contingencies set out below:

430 Sweetwater, Lot 865: Contingencies as follows:

1. Owner/Builder to verify responsible party for installation of landscaping. Both have initialed responsibility, landscape plan (copy attached) reflects "homeowner to do more landscape when they move in".
2. In addition to submitted landscape plan, owner/builder to add landscaping to both right and left front corners
3. Once pool plans are finalized, please submit pool plans for Association review and approval.

440 Sweetwater, Lot 962/963: Contingent upon Owner/Builder to verify pool cage color.

194 Spring Dr., Lot 1328/1329: Contingencies as follows:

1. Owner/Builder verified that roof overhang meets the Association established guidelines for 18 inch roof overhang.
2. Association allowed for a one (1) time exception to the garage square footage in that the house already has walls up, trusses on, and difficult to extend garage at this point in time. All future requests to build must meet all Association established guidelines including that minimal garage size is a 2 car garage with at least 400 square feet of unobstructed interior space. A copy of the Association Guidelines for New Construction are attached for your reference.
3. When pool plans are finalized, plans must be submitted to Association for review and approval prior to commencement of pool construction.

4. All future plans and applications submitted by Quality Homes of Port Charlotte must be submitted and approved by Association prior to commencement of construction per the Association's established documents.

RMC: 105 Garland Way- request to repaint house; 495 Sweetwater Dr. – request to install fence, 216 Spring Dr. – request to install pergola. After review, **MOTION** was made by Frank Masciangioli, seconded by Jim Harper, and unanimously carried to approve the requests as submitted.

Deed Restriction Violation: Brenda Wright highlighted the deed restriction report for the month noting that letters were sent to owners for parking violations, storage issues, and dirty conditions; most of which have been corrected. New Construction of some homes has begun without prior approval by the Association. Owners/Builder have been contacted and Management reported there is an internal issue with the local Builder and investigations are underway.

OLD BUSINESS: None at this time.

NEW BUSINESS: None at this time.

OTHER BUSINESS:

Miscellaneous Discussions:

- Association has a wild hog trapper in the community.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, February 27, 2019 immediately following the 3:00 p.m. continued Annual Member Meeting at the Association Management Office.

Adjournment: The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Brenda Wright
Community Association Manager