

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
FEBRUARY 27, 2019

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, February 27, 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, Mike Evers, Jim Harper, Jim Kussow, and Frank Masciangioli. Also present were Property Managers Tim Freeman and Barbara Thomas along with owners listed on the attached sign-in sheet. A quorum of the Board was present, so the meeting could proceed.

All motions are unanimous unless otherwise noted.

MINUTES: **MOTION** was made by Jim Kussow, seconded by Mike Evers, to approve the minutes of the December 5, 2018 Board of Directors' meeting as presented.

TREASURER'S REPORT: Mr. Freeman highlighted the January financials noting that everything was in good order although it was early in the year. The overage in the printing will balance out over the year. Overall the Association is in sound financial condition.

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 plan and application, **MOTION** was made by Jim Kussow, seconded by Mike Evers to approve the following plan and application as submitted with any contingencies set out below:

471 Sunset Road North: Approved as submitted.

DEED RESTRICTIONS: There was discussion on the deed restrictions and enforcement since the Restatement of Covenants & Restrictions did not pass due to not reaching the required vote. Tim Freeman explained how we will need to handle enforcement going forward. If we can not enforce a particular deed restriction the Association can send a nice courtesy notice requesting compliance but courtesy notices must be limited due to laws on harassment. There was discussion on a courtesy letter sent about outdoor lighting.

RMC:

533 Sunset Road: Request to repaint house using colors as submitted.

300 Sunset Road: Request to install one hurricane shutter (white) roll down type at lanai in rear of home.

MOTION was made by Jim Kussow, seconded by Jim Harper, to approve the above two RMC requests as submitted.

361 Sweetwater Drive: Request to have temporary bamboo fence (not cemented in ground) to help keep

wildlife out of yard. Owner was questioned on “temporary” time frame – response was as long as possible.

MOTION was made by Jim Kussow, seconded by Mike Masciangioli to reject the request for approval because the request does not fall within the guidelines allowed by the Association for fencing. The owner will be asked to remove the fencing already in place. Management will contact owner and also give the fence guidelines.

OLD BUSINESS:

There was lengthy discussion regarding the Fail of Restatement of Covenants & Restrictions.

There was discussion on the “stalled” new construction and what could be done. Tim Freeman advised that the investors have hired a new person who is currently working to get the homes under construction completed and the construction sites cleaned up. They have stated that they will be building bigger homes and the Association should see activity very soon.

The new person is working hard on building relationships that were jeopardized by the previous builder.

NEW BUSINESS:

Deed Restriction Enforcement: Further discussion as discussed under “Deed Restrictions”.

Rental Rules: There was discussion on rental rules and Air BNBs. Tenants must conform to Association rules. Owners can be reminded to discuss with their tenants.

OTHER BUSINESS:

Dust from Quarry: Some of the owners met with the company running the quarry regarding dust and debris. Although we have seen an improvement, there are still some problems. The owners will consider talking to the local code enforcement agency.

We are waiting on the county which has everything needed to get power to the light for the sign.

There was discussion on extending sidewalks. Association Management does not have control over this. It would need to be addressed with the MSBU Board as would a 25 MPH speed limit.

Next Meeting: The next Board of Directors’ meeting will be held on Wednesday, March 27, 2019 at 3:30 p.m.

Adjournment: The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Barbara Thomas
Community Association Manager