

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

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, March 27, 2019, in the Management Office at 3754 Cape Haze Drive, Rotonda West, Florida. The meeting was called to order at 3:30 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 owner David Valasek. 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 Harper, seconded by Mike Evers, to approve the minutes of the February 27, 2019 Board of Directors' meeting as presented.

**TREASURER'S REPORT:** Mr. Freeman highlighted the year end financials. A copy of the report was just received from the Accountant and was distributed to the board members. Copies are available in our office to all owners. During 2018 we opened another bank account to help control FDIC limitations for times when we have an influx of receivables. 2018 was about a break-even year. Everything is in good order and we are financially sound. Mr. Freeman also did a review of the financials for 2019 to date and although it is early in the year, everything is on target. We had the 2018 tax return and the letter of engagement for the accounting firm for 2019 signed by a director.

**COMMITTEE REPORTS:**

**ACC:** None

**DEED RESTRICTIONS:** Overall, we don't have to many issues. Again, we discussed the importance of our limitations on enforcement on deed restrictions 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. Owners should not take offense to these requests.

**RMC:**

**108 Wayne Road:** Request to install sections of white vinyl fence separated by Areca palms, to plant flowers under oak tree, and install a fruit tree. **MOTION** was made by Jim Harper and seconded by Frank Masciangiolo to approve plans contingent upon the rear part of the fence must be 25' back from road (same as 25' setback for a home) and any fruit must be picked up so as not to attract rats.

**108 Hunter Road:** Request to install flowers/plants in landscape beds. **MOTION** was made by Jim Harper and seconded by Jim Kussow to approve as submitted.

**360 Sweetwater Dr:** Request to add either manual or electric roll down screen to garage door. **MOTION** was made by Mike Evers and seconded by Jim Harper to approve as submitted.

105 Garland Way: Request to paint driveway & RV driveway same color as previous painted and approved. **MOTION** was made by Jim Kussow and seconded by Mike Evers to approve as submitted.

**OLD BUSINESS:**

There was discussion on the condition of the lots that have “stalled” construction by HMP (Homes Made Possible). The investors are directing their manager to work through the logistics to get a new contractor and get the sites cleaned up. They will be getting dumpsters and start site clean-up soon. The Board requested that we notice them that they have 48 hours to clean up the sites and if they are not cleaned that we use the deposit monies to have the sites cleaned up. Due to certain stipulations with the deposit monies, we cannot order the dumpsters. It is important to keep this moving forward and get the homes built and/or completed. Mr. Freeman will speak with Brenda Wright this week and after that we will give notification regarding the 48 hours’ notice to clean up the sites. If the sites are not cleaned up within 48 hours of our written notice, we will hire someone to clean up the sites and take items to dump.

There was lengthy discussion on a communication submitted by an owner who was sent a courtesy notice regarding his outdoor lighting. The owner was not comfortable with the way this situation was handled. The Board discussed the letter and process and also reviewed their responsibilities to all of the owners in the Association. The Board determined that no further action was necessary on this particular issue as only a courtesy letter was sent and the issue has since been corrected.

**NEW BUSINESS:**

The Board would like to have the tall palm trees on the circle trimmed.

The Board would like the owner with the outdoor kitchen/bar to fill out an RMC form and submit for the next meeting.

**OTHER BUSINESS:**

FPL has required some electrical wiring repairs/upgrades and a county inspection before they will bring power to the area of the Rotonda Heights sign on Sunset Rd. We reviewed the bid to repair the wiring and lighting at the Rotonda Heights sign. Mr. Freeman will go back and discuss some options with the electrician which should approximately cut the quote in half.

We are still waiting on the MSBU to deliver the portable flashing speed limit sign.

The county will warranty the plants along Winchester and replace any dead/dying plants after they walk the area with Mr. Freeman and Ms. Thomas in May or June.

Next Meeting: The next Board of Directors’ meeting will be held on Wednesday, April 24, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:45 p.m.

Respectfully submitted,

Barbara Thomas  
Community Association Manager