

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
APRIL 24, 2019

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, April 24, 2019, in the Management Office at 3754 Cape Haze Drive, Rotonda West, Florida. The meeting was called to order at 3:00 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 as listed on 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 Mike Evers, seconded by Frank Masciangioli to approve the minutes of the March 24, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT: Mr. Freeman gave a review of the financials through March 31, 2019. There was discussion on the delinquent Accounts Receivables and the foreclosure process and when it may or may not be beneficial for the Association. Past history shows it has not benefitted the Association.

COMMITTEE REPORTS:

ACC: None

DEED RESTRICTIONS: Barbara Thomas reviewed the deed restrictions and overall, most people comply once a courtesy letter is mailed to the owner(s). Currently we do not have many issues.

RMC:

194 Spring Dr: Request to install additional concrete next to the driveway to park commercial work van. **MOTION** was made by Jim Harper and seconded by Jim Kussow to allow the additional concrete area and allow the parking of the commercial van contingent upon the install of landscaping along the side of the concrete to sight screen the vehicle from the street.

114 Sidney Ct: Request to paint the home, trim and front door was approved as submitted and the Board reminds the owners to clean up the statuary and misc. items in the lawn and landscape beds as per the telephone discussion with Ms. Thomas. **MOTION** was made by Jim Harper and seconded by Mike Evers.

242 Wayne Road: Request to allow the revisions made to the plan submitted 8/8/18 for walkway which now is wider than a walkway and has a fence along the front to sight screen the equipment behind the fence. **MOTION** was made by Mike Evers and seconded by Jim Harper to approve the change however, the owner is to be notified that any future changes to the exterior of the home, or any submitted plan, must first be submitted and reviewed and approved by the Board before commencement.

109 Bonita Dr: Request to add 2 palm trees and a butterfly garden in the back yard and 2 palms in the front yard. **MOTION** was made by Jim Harper and seconded by Mike Evers to approve as submitted, Deborah Clements abstained.

A request has been sent to the owner of the outdoor bar asking they submit a request for the Board to review.

OLD BUSINESS:

Mr. Freeman, Ms. Thomas, and Ms. Wright met with the proposed new builder, manager, and liaison that will be taking over the uncompleted construction for Homes Made Possible. The builder, Martiarch Builders, has a list of the 9 approved sites and the 2 not approved sites (but under construction), along with a list of all of the other plans that have been submitted by HMP. They will update all construction applications with the Management office, pay the delinquent dues (immediately on the 11 under construction with the others to follow), have port-a-lets delivered and dumpsters placed on the sites and cleaned up. His plan is to begin this work and then have all of these properties ready for final permit within 4 months of receiving county approval and paperwork transferring the permits into his name. He will not begin work until that process is complete.

NEW BUSINESS:

The Board will consider a Violation and Fine Policy which basically outlines the steps and timing required in the deed restriction violation process. A draft policy will be given to the Board for review and input at their next board meeting.

Ms. Thomas introduced a few ideas to the Board that are instrumental in Association awareness, education, and community relationship building. There are several projects that help the Association and give back to the community at large as well. To begin the process we have asked for a volunteer to head a Newsletter Committee; someone that enjoys writing or has a creative touch. We would also like to develop a "Special Projects" committee that will be instrumental in developing different projects or ideas (i.e. Food drive, clothing drive, pollinator (butterfly) garden, association picnic, etc.). The Management company will facilitate the e-mail of the newsletter to owners that have an e-mail address on file. We are asking that you reach out to your friends and neighbors and search for someone to head this committee. Management will work with the leader to outline different ideas/plans. The Board was supportive of the ideas and concept.

OTHER BUSINESS:

The electrician installed the new light fixture at the Rotonda Heights sign on Sunset Rd. The county inspected and passed same. FPL has been notified of billing information. The light should be operational within a week.

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

The county will contact the Management Office to schedule a walk-thru along Winchester to inspect the plants installed by the county. Since the plants are under warranty via the county, they will replace any dead/dying plants after the walk-through this summer.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, June 26, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Barbara Thomas
Community Association Manager