

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
JUNE 26, 2019

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, June 26, 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, Jim Harper, and Frank Masciangioli along with Property Managers Tim Freeman and Barbara Thomas and those listed on the sign in sheet. Excused: Mike Evers & Jim Kussow. A quorum of the Board was present, so the meeting could proceed.

All motions are unanimous unless otherwise noted.

MINUTES: A **MOTION** was made by Frank Masciangioli, second by Deborah Clements to approve the minutes of the April 24, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT: Ms. Thomas gave a review of the financials through May 31, 2019. Everything is in order five months into the year. The few overages are accounted for and some of the expenses will average out over the year. There is an offer on a vacant lot owned by the association. This will be discussed under new business.

COMMITTEE REPORTS:

ACC:

105 Spring Drive: The plan was REJECTED by board until left and right elevations that include a window are submitted for review.

127 Indian Creek Drive: The plan was approved On a **MOTION** made by Frank Masciangioli, second by Jim Harper with contingencies as listed on application.

112 Beryl Drive: The plan was approved On a **MOTION** made by Frank Masciangioli, second by Jim Harper with contingencies as listed on application.

257 Indian Creek Drive: The plan was approved On a **MOTION** made by Frank Masciangioli, second by Jim Harper as presented.

263 Indian Creek Drive: The plan was approved On a **MOTION** made by Jim Harper, second by Frank Masciangioli as presented.

149 Garland Way: The plan was approved On a **MOTION** made by Frank Masciangioli, second by Jim Harper to approve as presented.

DEED RESTRICTIONS: Barbara Thomas reviewed the deed restrictions and who was sent a courtesy letter.

RMC:

440 Sweetwater Drive: The Board ratified to add a metal roof to the entry area of the home.

168 Bonita Drive: The Board approved to paint home same colors (white with brown trim).

168 Bonita Drive: The Board approved the install metal hurricane shutters during an event.

109 Bell Court: The Board approved to plant Areca palms along pool cage on Spring Drive and across back for privacy.

302 Sweetwater Drive: The Board approved the portable bar on the property contingent upon removal when not in use.

111 Spur Drive: The Board approved to paint home the same colors (white with gray trim).

113 Sesame: The Board approved the request to park second work vehicle in driveway.

The above was approved on a **MOTION** made by Jim Harper and second by Frank Masciangioli.

OLD BUSINESS:

Although we don't have more information on the uncompleted construction by Homes Made Possible, the new company is continuing to move forward to get all of the paperwork in order to take over the completion of these homes.

Mr. Freeman and Ms. Thomas walked the Winchester landscape buffer area with the county, landscaper, and architect and found the plants and trees to be in very good shape. There are a few bushes and a couple trees that will be replaced, along with a few small irrigation adjustments prior to turning the area over to the association. We have asked three different companies to bid this area and will present when received.

Sign lighting: We have been informed by the county that we need to replace the meter can before they will turn on the power. The bid to do the work is about \$1,650. On a **MOTION** made by Frank Masciangioli, second by Deborah Clements the work was approved.

NEW BUSINESS:

The proposed Violation and Fine Policy which basically outlines the steps and timing required in the deed restriction violation process, has been tabled at this time.

The Board reviewed the letter from Mr. Boganwright, who is the son that will take over his deceased father's property. On a **MOTION** made by Frank Masciangioli, second by Jim Harper, the board agreed to waive \$350 of late fees and interest charges contingent upon the account be brought current within the next 30 days.

The Board received an offer for a vacant lot that is owned by the Association. Mr. Freeman discussed the property with the Board. The Board agreed to make a counter-offer through Mr. Freeman contingent upon the buyer must pick up and pay all closing costs. Mr. Freeman will negotiate the sale for the board and report accordingly.

OTHER BUSINESS:

The Board would like to have the pollinator garden, a few picnic tables and benches (secured) at the round-a-bout off Cougar & Sunset. The costs could be covered by the reserve fund. The project will be evaluated and completed in 2020. We will reach out for interested owners through our newsletter and/or election package. We will look into a water source – possible a sand point well.

Jim Harper will attend the next MSBU meeting and ask the county to place the speed limit sign on Kings Drive.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, August 28, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:20 p.m.

Respectfully submitted,

Barbara Thomas
Community Association Manager