

**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**AUGUST 28, 2019**

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, August 28, 2019, in the Management Office at 3754 Cape Haze Drive, Rotonda West, Florida. The meeting was called to order at 3:15 p.m. by the President and Chairperson, Deborah Clements. Directors in attendance were Deborah Clements, Mike Evers, Jim Harper, Jim Kussow, and Frank Masciangioli along with Property Managers Tim Freeman and Barbara Thomas and those listed on the sign in sheet. 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 Mike Evers, second by Jim Kussow to approve the minutes of the June 26, 2019 Board of Directors' meeting as presented.

**TREASURER'S REPORT:** Ms. Thomas gave a review of the financials through July 31, 2019. There is approximately \$442,000 in bank accounts of which \$159,000 is reserve money. Year to date expenses are approximately \$14,700 under budget however, there are expenses that fall later in the year that have not been accounted for. The board approved the opening of a new non-interest-bearing checking account at Englewood Bank for new construction builder deposits having the Treasurer, Jim Harper and Tim Freeman as signers on a **MOTION** made by Jim Kussow, second by Deborah Clements.

**COMMITTEE REPORTS:**

**ACC:**

**188 Sesame Road E:** The plan was reviewed and approved by the board contingent upon pool plans, carriage lights, and additional landscaping.

**105 Spring Drive:** The plan was reviewed and approved by the board.

**455 Sunset Road:** The plan was reviewed and approved by the board.

**347 Sweetwater Drive:** The plan was reviewed and approved by the board.

The above new construction plans were reviewed and approved by the board on a **MOTION** made by Jim Kussow, second by Mike Evers as presented.

**DEED RESTRICTIONS:** Barbara Thomas reported that we continue to travel through the community and send letters accordingly.

**RMC:** None

**OLD BUSINESS:**

We requested landscape bids from four different companies for landscape maintenance of the new Winchester berm. The bids were discussed and **MOTION** was made by Jim Kussow, second by Mike Evers to award Phillips Landscaping with the maintenance contract with the contingency that they service the berm 12 times a year rather than 18. The board asked Mr. Freeman to present a formal contract for signature by the President.

**NEW BUSINESS:**

The Heights newsletter containing a notice of election will go out in September along with the agenda

for the adoption of the 2020 budget at the October board meeting and the proposed budget.

**OTHER BUSINESS:**

Tree trimming has been moved up to September. Heights entrance signs will be cleaned in the fall.

We will be holding a Lunch N Learn for Board Members in early November. More details to follow.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, September 25, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:200 p.m.

Respectfully submitted,

Barbara Thomas  
Community Association Manager