

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
SEPTEMBER 25, 2019

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, September 25, 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 Kussow, and Frank Masciangioli along with Property Managers Tim Freeman and Barbara Thomas and those listed on the sign in sheet. Mike Evers and Jim Harper were excused. 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 Jim Kussow to approve the minutes of the August 28, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT: Ms. Thomas gave a review of the financials through August 31, 2019. The Association is in good financial condition eight months into the year. The expenses shown under budget at this time are mostly due to timing but will even out over the balance of the year. Budgeted items should come out pretty close to budget. We do have an additional expense not budgeted, which is the maintenance of the Winchester Berm.

COMMITTEE REPORTS:

ACC:

123 Siesta Road: The plan was reviewed and approved by the board as submitted on a **MOTION** made by Jim Kussow, second by Frank Masciangioli.

DEED RESTRICTIONS: We continue monitoring the community and sending out letters accordingly.

RMC:

119 Cougar Way: The board reviewed and approved proposal 2 fencing and also suggested that they add plantings along the fence along the road and/or rear to give the owner more privacy.

220 Wayne Road: The board reviewed and approved the new roof submittal.

115 Swan Drive: The board reviewed and approved the new roof submittal.

The above RMC requested were reviewed and approved the Board on a **MOTION** made by Jim Kussow, second by Deborah Clements.

OLD BUSINESS:

The Board discussed the conditions of the HMP properties. Management will contact HMP to discuss the conditions as well as the port-o-lets and dumpsters. If the work cannot be completed in a timely fashion, the board will look at other alternatives.

There was discussion on another attempt to get the declarations passed. Management will look into CAI for suggestions/guidance.

NEW BUSINESS:

The Heights newsletter was mailed along with the first notice of election and a proposed budget and the agenda for adopting the proposed budget. The annual meeting will be held on December 4th at 3:00 p.m.

OTHER BUSINESS:

The Lunch & Learn for the Board will be held on Wednesday, November 6th at 10:30 a.m. More information will be forthcoming.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, October 23, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Barbara Thomas
Community Association Manager