

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
DECEMBER 5, 2018

The duly called Annual Meeting of the Rotonda Heights Conservation Association was held on Wednesday, December 5, 2018 at the Management Office, 3754 Cape Haze Drive, Rotonda West, Florida. Meeting was called to order by President and Chairman Jim Harper at 3 p.m.

Proof of Notice of the mailing of the annual meeting packets was presented.

A quorum was present between proxies received and those personally in attendance. The final call for ballots and proxies was announced and ballots and proxies were collected.

MINUTES

Reading of the minutes was waived, **MOTION** was made by Jim Kussow, seconded by Dave Valasek, and unanimously carried to approve the Minutes of the November 15, 2017 Annual Membership meeting as published.

REPORTS:

TREASURER'S REPORT

Tim Freeman highlighted the treasurer's report noting that the Association is in a financially healthy state, the bank statement, trial balance, and checkbook all balance. The annual assessment was increased from \$95 to \$100 for 2019 pursuant to the budget that was included in the meeting packet mailed to owners. Members were given the opportunity to ask questions.

MANAGER'S REPORT

Mr. Freeman gave the Manager's Report highlighting the following:

- New community signs were installed and the Board is reviewing placement of signs next to Winchester at Sunset and Cougar.
- After some time working with Charlotte County, the County installed the landscaping buffers along the Rotonda Heights side of the highway. The Association will maintain that portion of the landscaping with regard to mulch and trimming maintenance beginning in the Spring.
- There is a vacancy on the MSBU Advisory Board if anyone is interested in applying.
- Association has given permission to a wild hog trapper to be in the community to trap hogs and use dogs on occasion for trapping.
- There were 16 new home constructions approved thus far this year with 8 more for the Board to review at their meeting later today.
- The Association Covenants and Restrictions were successfully revitalized, the State issued its approval, and the Revitalized Declaration was recorded in Charlotte County. Due to the laws governing the revitalization process, the Revitalized Declaration had to be rolled back to the restrictions that were in place when the developer originally conveyed the first properties in the subdivision some 50 years ago. The Association now has the opportunity to amend those documents to bring them back in line with the current needs and desires of the community which brings us to the proposed amendment in the meeting packet to be discussed later in this meeting.

OLD BUSINESS There was no Old Business to come before the members.

NEW BUSINESS

Election Results: Mr. Freeman explained the Association operates the election according to the Association documents and Florida statutes. A first notice of election was previously mailed to owners

and two owners submitted their names as candidates as reflected on the Election Ballot. There were two open positions, two candidates on the ballot, no write-in candidates, and therefore, the two candidates, Deborah Clements and Frank Masciangioli were elected for two-year terms. It was noted that the Directors serve on a volunteer basis with no compensation and work diligently to protect and increase property values in the community.

Restatement of Covenants & Restrictions: Mr. Freeman announced 250 votes were cast in favor of the Restatement of Covenants and Restrictions. It was announced that there was not a sufficient number of votes cast to represent a majority vote for adopting the Restatement. After discussion, **MOTION** was made by James O’Dea, seconded by Jim Kussow, and unanimously carried, including all proxies, members approved adjourning this Annual Meeting to be reconvened on February 27, 2019 at 3 p.m. to be held at the Association Management Office at 3754 Cape Haze Drive, Rotonda West, Florida for the purpose of obtaining more votes and so that the votes present may be recorded and counted at the reconvened meeting.

Mr. Freeman announced that this Special Meeting would be reconvened on February 27, 2019 at 3 p.m. to be held at the Association Management Office at 3754 Cape Haze Drive, Rotonda West, Florida.

Open Discussion: The floor was opened to the owners for input

ADJOURNMENT

There being no further business to come before the members, the meeting adjourned at 4:10 p.m.

Respectfully submitted,

Brenda Wright
Association Management

The reconvened Rotonda Heights Conservation Association Annual Membership Meeting Reconvened at 3:00 on February 27, 2019 at the Association Management Company (Grande Property Services) office.

The meeting was called to order by President and Chair Deborah Clements. Directors in attendance were Deborah Clements, Michael Evers, Jim Harper, Jim Kussow, and Frank Masciangioli. Tim Freeman and Barbara Thomas Community Manager’s of Grande Property Services were also in attendance along with owner guests as listed on the sign in sheet.

A quorum was present between proxies received and those personally in attendance. The final call for ballots and proxies was announced and ballots and proxies were collected.

Restatement of Covenants & Restrictions: Mr. Freeman announced the purpose of continuing the annual meeting was to allow for more time to collect votes on the Restatement of Covenants and Restrictions. Mr. Freeman announced that currently 566 votes were cast in favor of the Restatement of Covenants and Restrictions. It was announced that there was **NOT** a sufficient number of votes cast to meet the two-thirds (2/3) threshold of the membership required for adopting the Restatement and therefore the Restatement of Covenants & Restrictions failed to pass.

Mr. Freeman gave a detailed explanation of the Association’s revitalization of the governing documents and how the proposed amendment came about prior to his taking over the management of the association, Rotonda Heights Annual Membership Meeting – 12/5/18 – Page 2

and why it became necessary to vote on the Restatement of Covenants & Restrictions as well as what it will require to pass.

Owners asked about options that might help get legislature to change the laws so that the Association might be able to get a lesser vote needed for approval of the Restatement of Covenants & Restrictions. There was also discussion on alternatives that may assist in getting the necessary votes at a future annual meeting.

There was lengthy discussion on how the Association and the Board moves forward at this point relative to deed restrictions due to the failed vote.

The Association will continue to have full Architectural control based on legal counsels' input.

The Board provided for a Q & A at the end of the meeting. Mr. Freeman addressed all of the owners concerns and/or questions.

The meeting was adjourned at 3:30 p.m.