

**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**OCTOBER 23, 2019**

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, October 23, 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, Property Managers Tim Freeman and Barbara Thomas and those listed on the sign in sheet. Frank Masciangioli was 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 Mike Evers, second by Jim Kussow to approve the minutes of the September 25, 2019 Board of Directors' meeting as presented.

**TREASURER'S REPORT:** Ms. Thomas gave a review of the financials through September 30, 2019. The Association is in good financial condition to date. 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.

The proposed budget was discussed and all questions were answered. The board stated they wanted to retain all current contractors. Questions and comments from those visiting were addressed. Deborah asked for any further questions on the proposed budget. Being none the 2020 Proposed Budget was adopted on a **MOTION** made by Jim Harper, Second by Mike Evers.

**COMMITTEE REPORTS:**

**ACC:**

126 Glades Drive	114 Opal Drive	197 Spring Drive
195 Sunset Road	240 Sunset Road	473 Sunset Road North
518 Sunset Road North	520 Sunset Road North	211 Wayne Road
476 Sweetwater *contingent upon lake bank grade and sod to water's edge		

On a **MOTION** made by Jim Kussow, second by Mike Evers the above new construction plans were approved as presented.

**RMC:**

**119 Cougar Way:** Another request for a 6' fence was submitted. After discussion and review the board approved a variance for a 6' fence at the rear of the property's due to buyer's emotional support dog contingent upon receipt of physician's letter, additional plantings to sight screen fence, and removal of 6' fence and/or replaced with 4' fence upon sale of property.

**127 Venice Road:** Paint home and install Bahama white hurricane shutters on second floor and removable panels on lower floor and white accordion shutter on front door.

The above requests were approved on a **MOTION** by Jim Kussow, second by Mike Evers.

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

**OLD BUSINESS:**

There was discussion on dumpsters and port-o-lets. Owners are encouraged to call in code compliance issues to the county.

**NEW BUSINESS: None**

**OTHER BUSINESS:**

HMP construction sites. Tom contacted us to say they have cleaned up some of their properties and plans to keep moving forward to get through all of them and then keep them maintained. The new construction company is struggling with dumpsters and some other contractors due to past practices of HMP.

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, December 4, 2019 at 3:00 p.m.

Adjournment: The meeting adjourned at 4:05 p.m.

Respectfully submitted,

Barbara Thomas  
Community Association Manager