

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
DECEMBER 4, 2019

The duly called Annual Meeting of the Rotonda Heights Conservation Association was held on Wednesday, December 4, 2019 at the Management Office, 3754 Cape Haze Drive, Rotonda West, Florida. Meeting was called to order by President and Chairman Deborah Clements at 3 p.m.

Proof of Notice of the mailing of the annual meeting packets was presented and is on file.

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 Frank Masciangioli, and unanimously carried to approve the Minutes from December 5, 2018, the Annual Membership meeting as published.

REPORTS:

TREASURER'S REPORT

Tim Freeman reviewed the financial condition of the association reporting that the Association is in a financially healthy state, the bank statement, trial balance, and checkbook all balance. The annual assessment was increased from \$100 to \$110 for 2020 mostly due to the added property of the berm that runs along Winchester and the maintenance for same. Owners were given the opportunity to ask questions.

MANAGER'S REPORT

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

- All of the community signs were power washed this past month. The Sign on Cougar, near Winchester is now lit. We are also considering this area for a Pollinator Garden
- They will now maintain that portion of the landscaping along Winchester Road which was turned over to the association. The increase in dues is mainly due to maintain the "berm".
- Martiarch Builders took over the construction of about 9 sites from HMP. After about 6 months of working, they have pulled out of the takeover. The investors are currently looking for another builder to complete the homes. All dumpsters and port-o-lets have been removed from the properties.
- The Board has reviewed and approved new contracts for 2020.
- There were 27 new home constructions approved thus far this year and 30 Requests for modification to existing homes.

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

NEW BUSINESS

Election Results: Mr. Freeman called for any ballots again. None were received. He further explained that 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 three open positions, four candidates on the ballot, no write-in candidates, and therefore, the three candidates, and Mike Evers, Jim Harper, and Florian O'Day 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.

Open Discussion: The floor was opened to the owners for input. The Board provided for a Q & A at the end of the meeting. Mr. Freeman and Ms. Thomas addressed all of the owners' concerns and/or questions.

ADJOURNMENT

There being no further business to come before the members, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

Barbara Thomas
Association Management