

**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**FEBRUARY 26, 2020**

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, February 26, 2020, 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, Frank Masciangioli, Florian O'Day, 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 Harper to approve the minutes of January 22, 2020 Board of Directors' meeting as presented.

**TREASURER'S REPORT:** Barbara reviewed the year end financials through February 2020 which show a surplus although it is early in the year. Based on your accountant, we did write off bad debt of approximately \$4,000 which is about \$1,000 over what was budgeted. All other expenses are pretty much in line. All bank accounts have been reconciled and look good.

A **MOTION** was made by Frank Masciangioli, second by Jim Harper to turn the delinquent accounts over to Association Legal Services pending review of retainer agreement.

**COMMITTEE REPORTS:**

**ACC:**

130 Hunter Road                      116 Hunter Road                      124 Sunrise – Received balance of information

On a **MOTION** made by Jim Harper, second by Florian O'Day the above new construction plans were approved as presented.

**RMC:**

455 Sunset Road (2 requests)                      100 Siesta Road  
421 Sunset Road    195 Cougar Way

The above requests were approved on a **MOTION** by Florian O'Day, second by Frank Masciangioli.

**DEED RESTRICTIONS:** We will continue to monitor the community and sending out letters accordingly.

**OLD BUSINESS:** Florian O'Day has not found any volunteers to serve on the newsletter committee at this time.

After discussion on the condition of the HMP building sites a **MOTION** was made by Frank Masciangioli, second by Deborah Clements for Management is to review all sites, notify owners by R/R/R and regular mail of intention to do a clean up if properties are not cleaned within 48 hours and deduct from clean site deposit. Management will work with HMPs previous consultant to obtain any updates prior to notification.

There is an owner near one of the HMP sites that may have an interest in completing the home and possibly another property. The board would need to foreclose on the home and then sell to the interested owner.

**NEW BUSINESS: None**

**OTHER BUSINESS:**

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, March 25, 2020 at 3:00 p.m.

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

Respectfully submitted,

Barbara Thomas  
Community Association Manager