

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MAY 27, 2020

The duly noticed Regular Board of Directors' meeting of the Rotonda Heights Conservation Association, Inc. was held on Wednesday, May 27, 2020, in the Management Office at 3754 Cape Haze Drive, Rotonda West, Florida via ZOOM. 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 Harper, Frank Masciangioli, Florian O'Day, Property Managers Tim Freeman and Barbara Thomas and guest Kitty Sadler. Excused: Mike Evers. 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 Florida O'Day to approve the minutes of February 26, 2020 Board of Directors' meeting as presented.

TREASURER'S REPORT: Barbara reviewed the year end financials through April 2020. All bank accounts were reconciled. Four months into the year and you look good financially. The overage in bad debt is due to write offs the accountant advised. Most of the overages are due to timing and will balance out over the year.

COMMITTEE REPORTS:

ACC:

160 Cougar	105 Flower Road
130 Sunset Road	118 Opal Drive
121 Blue	122 Hunter Road
109 West Drive	

On a **MOTION** made by Deborah Clements, second by Frank Masciangioli the above plans were approved with contingencies.

RMC:

227 Cougar Way	
257 Indian Creek	109 Island Court
440 Sweetwater Drive	165 West Drive

The above requests were approved on a **MOTION** by Deborah Clements, second by Jim Harper.

DEED RESTRICTIONS: We will continue to monitor the community and sending out letters accordingly. We will send another courtesy letter regarding the blinds to the owners on Spur.

OLD BUSINESS:

We will be cleaning up the HMP sites and then mow the sites. We will continue mowing the sites as much as possible using the \$1,000 clean site deposit. There was discussion on options should HMP walk away from what exists. It may be possible to have Kenny mow the lots with the bush-hog after the debris is removed and the lots are safe to mow.

NEW BUSINESS:

Tim discussed a new legal service available for collections and how the process works. There are no fees to Rotonda Heights. Association Legal Services (ALS) collects only if debt is collected. On a **MOTION** made by Floridan O'Day, second by Frank Masciangiolo, Rotonda Heights will retain ALS for collections only at this time.

OTHER BUSINESS:

Next Meeting: The next Board of Directors' meeting will be held on Wednesday, June 24, 2020 at 3:00 p.m.

Adjournment: The meeting adjourned at 3:40 p.m.

Respectfully submitted,

Barbara Thomas
Community Association Manager