



ROTONDA MEADOWS / VILLAS CONSERVATION
ASSOCIATION INC
PO BOX 299
PLACIDA, FL 33946

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
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ADMINISTRATIVE RESOLUTION Delinquent Assessments

WHEREAS, Article 6 of the Amended and Restated Covenants and Restrictions for ROTONDA MEADOWS, ROTONDA VILLAS and a portion of ROTONDA SPRINGS, adopted by THE ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC., charges the BOARD OF DIRECTORS with the duty of assessment collection; and

WHEREAS, Article 6 of the Amended and Restated Covenants and Restrictions also provides remedies for the nonpayment of assessments; and

WHEREAS, orderly procedures must be established for the collection of assessments that remain unpaid past their due date; and

WHEREAS, it is the intent of the BOARD OF DIRECTORS to establish steps for the collection of delinquent assessments;


NOW, THEREFORE, BE IT RESOLVED THAT the procedures for collection of delinquent assessments be as follows:

1. Assessment is due **JANUARY 1**. Any assessment payment not received by **JANUARY 31** shall be termed delinquent and an administrative fee of \$25.00 per assessment will be added to the account and a new statement mailed.
2. If the account remains unpaid on **MARCH 1**, a notice of delinquency shall be mailed to the owner, which notice shall include the amount of the delinquency, the administrative fee and the total amount remaining unpaid as well as a copy of the Delinquent Assessment Administrative Resolution.
3. If the account remains unpaid on **APRIL 1**, a formal Notice of Lien shall be mailed to the owner by certified return receipt mail, which notice shall include the amount of the unpaid assessment, the administrative fee, the cost of the certified mail and the total amount remaining unpaid.
4. If the account still remains unpaid on **MAY 15**, a list of the property(ies) in question and the name(s) of the owner(s) shall be turned over to the counsel for the Association, who shall cause the lien(s) to be recorded and shall take other appropriate legal action as directed by the Board of Directors and a lien fee of \$50 will be added to the account.
5. If a lien is placed on a property, interest at the rate of eighteen percent (18%) will be calculated as of the date of delinquency and will be added to the assessment and other charges.
6. The Association shall have the right to place a lien on the property for any unpaid assessments, interest on the outstanding balance, administrative fees, reasonable attorney's fees and other charges incurred by the Association which are incident to the collection of the assessment or enforcement of the lien.

PREPARED BY & RETURN TO: ROTONDA MEADOWS/VILLAS
CONSERVATION ASSOCIATION, INC.
P.O. BOX 299
PLACIDA, FL 33946

ATTEST:

10/16/14
Date


Peter Traverso, Secretary/Treasurer
Rotonda Meadows/Villas Conservation Association, Inc.
P.O. Box 299
Placida, FL 33946

STATE OF FLORIDA:
COUNTY OF CHARLOTTE:

The foregoing instrument was acknowledged before me this 16th day of October, 2014,
by Peter Traverso, Secretary of the Rotonda Meadows/Villas Conservation Association, Inc., a Florida
not-for-profit corporation, on behalf of the corporation. He is personally known to me ~~or has produced~~
~~_____ as identification and did not take an oath.~~


Notary Public

BRENDA D. HIMMELHAVER
Print Name

EE 139394
Commission Number

My commission expires: 1/24/16

