

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION
BOARD OF DIRECTORS' MEETING
MARCH 20, 2019

The duly noticed Board of Directors' meeting of the Rotonda Meadows/Villas Conservation Association, Inc. was held on Wednesday, March 20, 2019 at the Management Office, 3754 Cape Haze Drive, Rotonda West, Florida. The meeting was called to order by President and Chairman, Sage Andress at 1:00 p.m. Directors in attendance were Peter Traverso and Sage Andress. John Brandenberger was excused. Also present were Noel Andress, Association Managers Tim Freeman and Brenda Wright, Danny Brannan, consultant, Bill Sundstrom, attorney, and property owners designated on the attached sign in sheet. A quorum was present so the meeting could proceed.

Power Committee Report: The Directors agreed to forego the order of the agenda and invited Danny Brannon, Consulting Engineer, and Bill Sundstrom, Attorney, to answer questions and present a report on their findings and recommendations. Mr. Sundstrom informed the Board that he was confident, based on Florida case law, that this project is feasible. Further, his role will be minimal until a right of way agreement is in place. Danny Brannan will negotiate with FPL for a right of way agreement with the Association, if successful, Mr. Sundstrom will then work with the Bond Attorney. After discussion, **MOTION** was made by Pete Traverso, seconded by Sage Andress, and unanimously carried to establish a Board reserve account in the initial amount of \$50,000 for the electrical power project to be established in a separate checking account with Englewood Bank with Pete Traverso, John Brandenberger, and Tim Freeman as signers on the account. In addition, **MOTION** was made by Pete Traverso, seconded by Sage Andress, and unanimously carried to authorize Danny Brannan to move forward negotiating with FPL for a right of way feasibility in conjunction with Bill Sundstrom ultimately working on the bond validation.

MINUTES

MOTION was made by Pete Traverso, seconded by Sage Andress, and unanimously carried to approve the Minutes of the February 20, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT

Tim Freeman informed the Directors that all accounts balance, there are no issues at this time with budget, and the CPA's are working on the year-end report. In addition, he noted that there are surplus funds available fund the \$50,000 electrical power project reserve. Danny Brannan presented an invoice for payment and it will be paid out of the newly established reserve account.

Owner presented hardship request for Association to waive late fees for Account 934140 (12423 Perch Court). After discussion, **MOTION** was made by Pete Traverso, seconded by Sage Andress, and unanimously carried to approve waiving \$100 late fees if the owner pays the balance of \$362.61 in full within 30 days of notice from the Association.

COMMITTEE REPORTS

Deed Restrictions: Tim Freeman reviewed the deed violations and their status informing the Board that the unapproved dock on Bass Road was removed. He noted that Management is working on a Deed Restriction Policy to put into place regarding repeat items such as parking violations.

ACC: Builder of 3 Finch Court requested placing landscape along the right elevation to break up the blank wall. After discussion, Directors held with their original recommendation that builder add a cementitious design to the right elevation to break up the blank elevation on the garage wall. An owner

requested discussion of pre-fab homes. The Directors noted that since the owner did not present his concept of what he considered “pre-fab” home, they can discuss at future meeting if he submits details.

RMC: None at this time.

OLD BUSINESS

Off-Duty Deputy Details Report: It appears the deputy details are effective and Directors recommended continuing the details once or twice a month and during holidays.

MSBU Audit: Mr. Freeman reported that he has asked for an update from the County and he understands the audit is complete, however, he continues to wait on response from County officials regarding results of audit.

NEW BUSINESS None at this time.

OTHER BUSINESS:

Next Meeting: The next Board meeting is Wednesday, April 17, 2019 at 12 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 2:05 p.m.

Respectfully submitted,

Brenda Wright, Association Manager