

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION
BOARD OF DIRECTORS' MEETING
MAY 15, 2019

The duly noticed Board of Directors' meeting of the Rotonda Meadows/Villas Conservation Association, Inc. was held on Wednesday, May 15, 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 12:15 p.m. Directors in attendance were Peter Traverso, John Brandenberger, and Sage Andress. Also present were Association Managers Tim Freeman and Brenda Wright along with property owners designated on the attached sign in sheet. A quorum was present so the meeting could proceed.

MINUTES

MOTION was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to approve the Minutes of the April 17, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT

Tim Freeman informed the Directors that all accounts balance and there are no issues with budget. A check has been requested from the electric project reserve account to reimburse legal account for payments of previous legal invoices pertaining to electrical services. After discussion, **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to approve funding the electric project reserve account in the amount of \$50,000 paid from the Association's operating account at Banks of the Ozarks.

Owner of approximately 500 lots is delinquent on assessment payments. Owner proposed to draw up an agreement placing an Association encumbrance on these lots rather than the Association placing liens on the lots. **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to seek legal opinion on the matter. Mr. Freeman will contact attorney.

COMMITTEE REPORTS

Deed Restrictions: Brenda Wright reported that owners are responding positively to the Association courtesy letters and are working on cleaning up areas and repairing or replacing fence.

ACC: Owner of 48 Yellowhammer submitted plans and application for new construction. It was noted that the plans met the Association guidelines for new construction. After discussion and review, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve the application and plans for new construction contingent upon:

1. In addition to original submitted landscape plan, owner/builder to add landscape across the right front elevation next to home rounding the right front corner and add plantings to the left front corner, rounding corner.
2. Builder/Owner to grade, sod, and mow area between rear property line and water's edge.

Directors will review the Association New Construction Guidelines regarding items such as front setback lines on oversized lots, off-set garages, and an overall review of the document.

RMC: None at this time.

Power Committee: It was reported that consultant, Danny Brannon, met with FPL and was informed by FPL Regulatory that the easements in place are legitimate and useable to move forward. He will now meet with FPL local personnel to determine what is needed to move forward, approximate costs, and

how to proceed.

OLD BUSINESS

Off-Duty Deputy Details Report: In that off-duty deputies are having a positive effect on the deterring unauthorized use of the community, a request has been made for deputy patrols on Memorial Day weekend.

MSBU Audit: Mr. Freeman is preparing a letter to Commissioner Truex regarding MSBU paving and will recommend that the Commissioners maintain Meadows and Villas MSBU as one MSBU. There was some discussion regarding timelines for paving and power and any potential conflicts. Tim Freeman will discuss with Danny Brannon before meeting with Commissioners.

Coral Creek Golf Course Water Usage: Brenda Wright reported that the SWFWMD permit in place with Coral Creek Club was renewed in 2010 and expires October 13, 2030. According to SWFWMD graph through November 2018, daily water usage was less than 10,000 gallons per day during 2017-2018.

NEW BUSINESS

Deed Restriction Violation Policy: The Directors reviewed a formal policy of the current practice of the Association's deed restriction process. After discussion, **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to approve the Policy as presented. A copy of the Policy is attached to these minutes and placed in the minute book.

OTHER BUSINESS:

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

ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 1:15 p.m.

Respectfully submitted,

Brenda Wright, Association Manager