

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION
BOARD OF DIRECTORS' MEETING
AUGUST 21, 2019

The duly noticed Board of Directors' meeting of the Rotonda Meadows/Villas Conservation Association, Inc. was held on Wednesday, August 21, 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 July 17, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT: After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve opening a new escrow-type, non-interest-bearing checking account to deposit new construction compliance fees with Tim Freeman and John Brandenberger as signers. Tim Freeman presented the concept of lock box services to the Directors. Directors recommended Mr. Freeman present additional lock box information at the next meeting. Owner requested waiver of late fees and interest. After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to waive the late fees and interest if owner pays the invoice in full within 30 days. After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve turn over on September 30, 2019 of all delinquent accounts to the Association attorney to file liens on these properties.

COMMITTEE REPORTS

Deed Restrictions: Brenda Wright reported that owners are responding to the Association courtesy letters and are working on cleaning up areas. Directors recommended sending a letter to Coral Creek Golf Club providing them 10 days to repair / paint the fence on Pheasant Lane. Management will contact contractor of 3 Finch Court to clean up site, empty dumpster, and complete building within one year.

ACC: None to review.

RMC: Owner of 6 Pheasant Lane submitted a request for installation of sight screen and paint deck. After discussion, **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to approve installation of 5 feet high white vinyl fence and to paint the deck white.

Power Committee: It was reported that consultant, Danny Brannon, along with Noel Andress have final meetings scheduled with local FPL to get sign-off on easements currently in place for underground utilities.

OLD BUSINESS

Off-Duty Deputy Details Report: Off-duty deputy details were scheduled for a portion of the Labor Day weekend.

Guidelines For new Construction Review: After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to revise paragraph 9 on page 2 of the Association Guidelines for New Construction to read as follows: "Setback requirements are per Charlotte County code with the exception of owners building single family homes on multi-family lots, the front

setbacks will be no more than 40 feet.”

NEW BUSINESS

Newsletter: After review, **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to approve the Newsletter as amended and to mail along with the proposed budget and notice of Board of Directors meeting to vote on budget.

Cape Cave Corporation Request to Excavate Certain Association Owned Lakes in the Villas: After discussion of owner’s request, **MOTION** was made by John Brandenberger, seconded by Pete Traverso, and unanimously carried to acknowledge Cape Cave’s request, as the previous holder of developer rights, to dredge lakes and fill lots owned by Cape Cave and which are currently deemed unbuildable and to give conceptual approval subject to any additional restrictions deemed necessary by the Association to preserve its interests, including but not limited to, any restrictions recommended by the Association’s legal counsel, and adherence to all applicable governmental agencies’ regulations.

Schedule Annual Meeting Date: The Annual Membership Meeting is scheduled for Wednesday, December 11, 2019 at 10 a.m. in the Association Management Office.

OTHER BUSINESS:

Next Meeting: The next Board meeting is Wednesday, September 25, 2019 at 12 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 12 p.m.

Respectfully submitted,

Brenda Wright, Association Manager