

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION

BOARD OF DIRECTORS' MEETING

December 11, 2019

The duly noticed Board of Directors' meeting of the Rotonda Meadows/Villas Conservation Association, Inc. was held on Wednesday, December 11, 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 11:05 a.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 October 19, 2019 Board of Directors' meeting as presented.

TREASURER'S REPORT: Mr. Freeman highlighted the November Financial Report noting that all accounts balance and are in line with or under budget. Additionally, owner requested relief from interest and late fees on overdue account. After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to waive interest and late fees for this account if the owner pays balance within thirty (30) days.

COMMITTEE REPORTS

Deed Restrictions: Brenda Wright reported that all current deed restriction violations have been corrected and management continues to monitor new construction at 3 Finch Court for clean site. Directors recommended giving owner of 3 Finch Court opportunity to clean up site or Association will correct violations are corrected and charge fees back to owner. Owner will also be notified that electric is to be underground from pole to structure.

ACC: Owners of 27 Meadowlark Lane presented plans and application for new construction. After review of plans and application, **MOTION** was made by John Brandenberger, seconded by Peter Traverso, and unanimously carried to approve the plans and application for new construction for 27 Meadowlark Lane contingent upon the following:

1. In addition to submitted landscape plan, owner/builder to add landscape to both garage corners by wrapping corners and left front house corner wrapping to left elevation.
2. Owner/Builder to grade, sod, and mow area between rear lot line and water's edge.

Owner/Builder for 8 Yellowhammer presented request for change of plans regarding not adding metal fencing between pillars in front wall area and presented request for refund of refundable compliance program fee. Upon review, **MOTION** was made by Peter Traverso, seconded by John Brandenberger, and unanimously carried to communicate to owner/builder he may either place the original approved fence or place larger plants (minimum 7 gallons) to enhance the empty openings where the fencing was originally planned. In addition, the Directors recommended review of the Association Guidelines for New Construction regarding minimum landscape requirements.

RMC: None to review.

Power Committee: It was reported that the committee is frustrated with the progress and noted that if the matter has not progressed by the end of the month, the Florida Trade Commission will be contacted.

OLD BUSINESS

LaMelza House Concept: Investor has not yet responded.

NEW BUSINESS

Election of Officers: After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to elect Sage Andress as President, Peter Traverso as Vice President, and John Brandenberger as Secretary/Treasurer.

Management Agreement Renewal: After discussion, **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve the Management Agreement renewal.

OTHER BUSINESS:

Next Meeting: The next Board meeting is scheduled for Wednesday, January 15, 2020 at 12 p.m. to be held in the Management Office.

ADJOURNMENT

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

Respectfully submitted, Brenda Wright, Association Manager