

**ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**May 20, 2020**

The duly noticed Board of Directors' meeting of the Rotonda Meadows/Villas Conservation Association, Inc. was held on Wednesday, May 20, 2020 Remotely via Zoom Meetings. The meeting was called to order by President Sage Address, at 12:08 p.m. Directors in attendance were Peter Traverso, John Brandenberger, and Sage Address. Also present were power committee member and former director Noel Address, association managers Tim Freeman and Gail Furseth. 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 15, 2020 Board of Directors' meeting as presented.

**COMMITTEE REPORTS**

**Power Committee:** Former director Noel Address reported that he has requested two engineering estimates from FPL. The first estimate for \$3500 was for full new engineering of a limited 3 phase installation based on a supplied map of the community. The second estimate would be for the entire community to be served and that estimate is forthcoming. It was originally estimated the cost to run power lines throughout the community to be approximately \$5.4 million s and now it is more likely to be near \$7 million for the entire subdivision. **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve the expenditure not to exceed \$5,000. John Brandenberger asked Noel Address on the best course of action to pursue the MSBU with the county. Noel Address suggested the best approach may be with consulting Attorney Tom Dougherty and Attorney Bill Sundstrom.

**Deed Restrictions:** Tim Freeman reported that the off-duty patrols on 5-9 and 5-10 were successful as the off-duty officers had several interactions with trespassers. Sage Address suggested another patrol for the upcoming Memorial weekend holiday.

**ACC:** 3 Finch Court - Letter was sent by Management that the powerlines to the home need to be underground and will follow up to ensure compliance. 16 Yellowhammer – **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously approved to allow a one-time, non-precedent setting variance of the front setback.

**RMC:** None at this time.

**TREASURER'S REPORT** Tim Freeman reported the Financial Report for 2019 is in from the CPA. Major difference is in the GAP accounting changes. Tim Freeman will send the directors copies of the 2019 financial review. Tim Freeman reported that overall we are comfortably underbudget. **MOTION** made by John Brandenberger and seconded by Pete Traverso and unanimously carried to approve May financials. Tim Freeman sent directors a check register and can sign checks for normal association expenditures **MOTION** was made by Pete Traverso, seconded by John Brandenberger, and unanimously carried to approve cash disbursements and authorize Tim Freeman to sign the (6) checks on directors' behalf.

**OLD BUSINESS** New Construction guidelines are currently being reviewed by Pete Traverso and he will come to the board at the next meeting to discuss updates and clarifications. John Brandenberger is reviewing Landscape Guidelines and will provide example site plans for the boards review at the next meeting.

**NEW BUSINESS** A verbal offer was received by Tim Freeman from a local real estate agent for the purchase of the following lots from the association.

1. 5 Finch \$5,000
2. 1 Redbud \$5,000
3. 18 Birch \$5,000
4. 15 & 17 Longleaf \$6,000 each
5. 15 & 18 Hemlock \$5,000 each
6. 9 Yucca \$5,000
7. 52 Sunflower \$5,000

John Brandenberger suggested that the Board take a deeper look at lot locations and Tim Freeman will provide a map to the Board of the above mentioned lot locations. Pete Traverso will research recent lot sales in the area for comparable values. The Board asked Tim Freeman to get back to the Realtor that the board is considering but would like to see a written offer.

**OTHER BUSINESS:**

Next Meeting: The next Board meeting is scheduled for Wednesday, June 17th, 2020 at 1 p.m. to be held tentatively via Zoom Meetings.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 12:49 p.m.

Respectfully submitted,  
Gail Furseth  
Community Association Manager