



Rotonda Lakes Conservation Association

P.O. Box 520
Placida, FL 33946
www.rotondalakes.com

A Deed Restricted Community

December 2006

2006 Board of Directors

President	Ed Fawcett
Vice President . . .	Warren MacDougall
Secretary	James McNally
Treasurer	Al Hayden
Director	Gerri Chesney

The Board of Directors' Meetings are open to the public. The dates and times are posted on the web site and are usually scheduled on the last Thursday of the month at 7 p.m. at the Association office listed below.

Association Office

The management firm of Professional Property Services manages the day-to-day operations of the Association. All Association business is conducted from the office in Rotonda and is accessible to you when you visit the area. The Association office is located at 3899 Cape Haze Drive, Rotonda West, FL 33947, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you, so stop in and introduce yourself.

For those of you who need to communicate with us by mail or by telephone, please put the information below on file:

Rotonda Lakes Conservation Association
P.O. Box 520, Placida, FL 33946-3100
(941) 697-9722 Fax (941) 697-0738

Email: rotondalakes@earthlink.net

The Association office is open Monday through Friday, except holidays, from 9 a.m. to 5 p.m. The office staff is not bilingual, so we cordially request that all communications be in English.

MOVING???

Be sure to inform the Association of your new address so we can continue to keep you informed of the events in our community.



Annual

Election of Directors

The 2007 Annual Meeting of the Rotonda Lakes Conservation Association will be held in March. The main order of business will be to elect the Board of Directors. The Association by-laws provide for five directors with staggered terms. The election will fill only those seats for which the term of office is expiring. This year three directors will be elected for two year terms to fill vacancies on the Board.

Nominations may be made from the floor at the annual meeting.

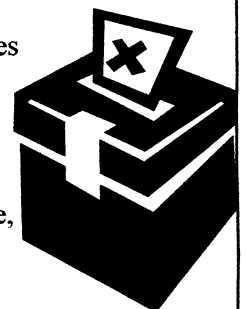
Some of you who live in the area may be interested in serving on the Board. We provide this information to those who are interested.

Being a Board member is a commitment to be taken seriously. The management company and the present Directors are actively trying to set in motion policies that will effectively chart the future direction of the Lakes community and protect the interests of the members. The Board meets on a regular basis, which does call for time away from other responsibilities.

If you would like to be a director so you can help guide the progress of the community, please call the management office to get a candidate information form. This form asks for your background and interest in the community and will be published to let all voting members get to know you.

In order to provide these biographies to the community before elections, we must ask that they be submitted to the Association office at:

P.O. Box 520, Placida, FL 33946,
or in person at 3899 Cape Haze Drive,
Rotonda West, FL 33947, no later
than 5 p.m. on **January 15, 2007.**





Home Building Deed Restrictions Beautification & MSBU's

Home Building



Home building is still going strong in the community. With all of this new building activity it is important that the Association control, to some extent, what is being built. The Association Board of Directors has adopted Building Guidelines for new construction. The purpose is to help maintain continuity, aesthetics and property values in the neighborhood.

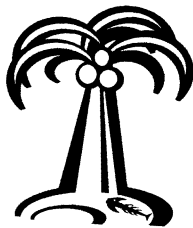
The Building Guidelines outline the minimum square footage of a new home and describe other aesthetic controls for a new home.

The Guidelines and New Construction Application can be obtained from the website or the Association office. There are over 290 homes in the Rotonda Lakes community at this time with new home starts almost daily.

Beautification Committee

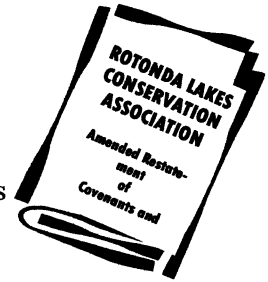
The Beautification Committee has been hard at work. The Committee members have overseen the planting of new plants and trees. They learned about our Florida soil and the plants that are drought tolerant and will survive in the harsh summer heat. A progressive beautification plan has been developed and has been implemented this past year including two new Rotonda Lakes entry signs.

Thanks to the Beautification Committee members for a job well done! If you would like to serve on this Committee, contact Garry Valentine, 941-697-8347



Deed Restrictions

Rotonda Lakes is basically a new community. The majority of the homes are less than four years old. Rotonda Lakes is also a deed restricted community. These restrictions are designed to keep the community looking good for the benefit of all members. The Association wants to address deed restrictions from a positive approach and as an asset to the community rather than be looked upon as being oppressive. We need your support and cooperation to make this program work. The Board of Directors is in agreement that strong, enforceable deed restrictions are necessary to maintain a sense of continuity and well kept properties throughout the community. These guidelines are what make our property owners' association effective. The Directors are taking an aggressive approach toward the enforcement of the deed restrictions.



Please understand these deed restrictions had to be written so as to address the worst-case scenario. The goal of deed restrictions is to not let individual preferences take away from the overall good of the community.

In general, we do not want to see cars, trucks or trailers parked in our neighbor's yard, or fences of every size and shape or color throughout the neighborhood, or cluttered and unkempt properties. This community is home to all of us. Respect your neighbors by keeping your property neat and well maintained.

The deed restrictions and covenants have been in place for over two years and for the most part have been very effective and without many problems; however, because of the continuing growth of the community, the Association has scheduled inspections of the community 3 to 4 times a month and reports any violations to the Board of Directors.

MSBUs In Your Community: Municipal Service Benefit Units (MSBU) were created to provide specific services to different areas of the County. MSBUs are units within the County, created by ordinance, through which specific services are provided. These services include road maintenance and improvements, sign maintenance, drainage, as well as waterway dredging. **Non-ad Valorem & Ad Valorem Assessments:** Services performed in an MSBU come from non-ad valorem (No-value) assessments. **Non-ad valorem** assessments on your tax bill are determined by a local government and certified to the tax collector for collection. Assessments may include, but are not limited to, garbage collection, storm water, road paving and community improvement projects. An **ad valorem** tax is based upon the assessed value of property. The term property tax may be used interchangeably with the term ad valorem tax.

Association Finances Mowing & Website



Association Finances

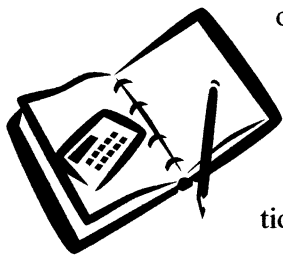
As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Rotonda Lakes Association. Monthly financial reports are prepared to account for all funds and an annual review is done by an independent C.P.A firm at the end of the year.

An annual expense budget is prepared to plan anticipated financial needs for the upcoming year. After the anticipated expenses have been scrutinized and approved by the Board, the total amount is divided equally among the property owners to fund the anticipated expenses.

As more and more people move into the community, the demand for services increases. The cost of services and the amounts of service needs are increasing but the income is not. The Association Directors are exploring several different ideas to meet financial needs; however, it appears it will be necessary to raise the annual assessment for 2007.

All monies collected are maintained in an interest bearing account that is insured by the Federal government. These accounts are reviewed regularly to maximize the amount of return within the federally insured system.

In February a packet of information will be mailed to you advising you of the annual membership meeting and giving you financial information in the form



of a budget and line item explanation of all expenses. The Directors have been very careful to spend your money wisely and only for things that are necessary for the maintenance and ongoing operation of the Association.

Association Account Numbers

The account number on your statement is also your property's Block and Lot numbers. The first digit is for office use, the next two digits indicate your block number and the last three digits indicate your lot number.

For example: In account number 123456, the "1" is for office use; the next two numbers, "23", are the block number and the last three digits, "456", are the lot number.

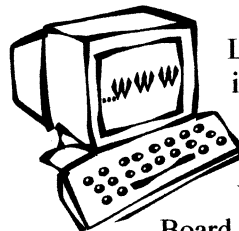
Association Mowing

The Association mowing program is working well. The rights-of-way and common drainage areas and mowable lots are mowed five times per year. This mowing schedule gives a better overall appearance to the subdivision. It also prevents additional natural vegetation from growing to an unmanageable size in the rights-of-way. This program has benefited everyone in one form or another and the Board plans to continue this program. The County has also applauded the Association's efforts and results. This has helped keep your MSBU Street and Drainage taxes from increasing.

We are experiencing some problems with Brazilian pepper trees growing into the rights-of-way from the lots. It is the ultimate responsibility of the owners to maintain their property. It may become necessary for these owners who have overgrown brush on their property that encroaches into the rights-of-way to be charged for necessary trimming.



www.rotondalakes.com - Many of the documents pertaining to the Association have been uploaded to the website at www.rotondalakes.com.



You will find a copy of the By-Laws, Deed Restrictions and Building Guidelines as well as forms for Requests for Modification and Address changes.

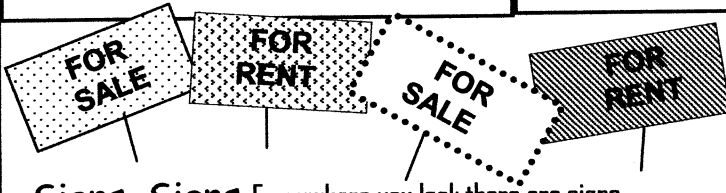
You may also read the monthly Board of Directors' meeting minutes posted after approval at the next monthly meeting.

Please visit www.rotondalakes.com to keep informed of Association news. If you have any suggestions for the website, please call the Association office at 941-697-9722 or send email to:

rotondalakes@earthlink.net



Visit the Rotonda Lakes Web Site at
www.rotondalakes.com
email us at: rotondalakes@earthlink.net



Signs, Signs Everywhere you look there are signs.

The Association Directors appreciate the need for signs and understand the importance of making it known that your property is For Sale or For Rent; however, some realtors, surveyors, mowing companies, etc., have gone overboard in trying to promote their properties or services.

HELP!! The Association adopted sign guidelines last year to control sign clutter. Please advise your realtors that For Sale and For Rent signs may NOT exceed 12 x 18 inches. There may be only one (1) sign on a property. Also, advise them not to put signs in the right-of-way. (Signs left in the right-of-way may be pulled and taken to the management office and stored for only 30 days.)

The best place to put signs is against the palmetto line well out of the right-of-way. The Association mowers come through the rights-of-way five times a year with 15 foot wide bat wing mowers and it is all but impossible for them to dodge and weave around and between the signs without mowing them down. So please, have your realtor help keep the subdivision looking good by conforming to the 12 x 18 inch sign size and protect their signs by placing them well out of the right-of-way.

Volunteers Needed !!

Our Community is growing and is a very pleasant place to live. It won't stay that way unless everyone helps to keep it that way. **YOU CAN HELP!** Most tasks require a few hours each month. Can you volunteer to check on:

- Deed restriction violations?
- Safety issues, such as reporting potholes in our streets?
- Overgrown foliage that obscures a driver's view or blocks street signs?
- Spot vehicles, boats, etc., parked or stored in the wrong place too long?
- Replacement of street name signs or stop signs?
- Report illegal dumping?

If interested, call a member of the Rotonda Lakes Association Board:

Ed Fawcett-941-697-9401
Warren MacDougall-941-697-2610
Gerri Chesney - 941-697-8042
James McNally - 941-697-4548
Al Hayden - 941-697-2528



We hope this update is helpful. If you have any questions about the Association, please contact us at the phone numbers or address listed on the front page or at rotondalakes@earthlink.net

Rotonda Lakes Conservation Association
PO Box 520
Placida, Florida 33946-3100