

ROTONDA LAKES CONSERVATION ASSOCIATION

PRESIDENT: Jerry McNeil
VICE PRESIDENT: Anthony Caputo
VICE PRESIDENT: Peter Traverso

SECRETARY:
TREASURER:

David Sonne
Kendall Leach

November, 2004

ASSOCIATION OFFICE

The management firm of Professional Property Services manages the day-to-day operations of the Association. It has an office in Rotonda, at no cost to the Association. All Association business is conducted from this location and is accessible to you when you visit the area. The Association office has moved to a new location at **3899 Cape Haze Drive, Rotonda West, Florida 33947**, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you face to face, so please 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 Assn.
P. O. Box 520
Placida, Florida 33946
(941) 697-9722
Fax No.: (941) 697-0738
E-mail: profprosvc@earthlink.net

The Association office is open Monday through Friday, except holidays, from 9 a.m. to 2 p.m. The office staff is not bilingual, so we cordially request that all communications be in English.

MOVING??

**If you should move,
be sure to inform
the Association of
your new address
so we can continue
to keep you updated on the
events in our community.**

ANNUAL ELECTIONS

The 2005 Annual Meeting of the Rotonda Lakes Conservation Association will be held in March. One of the many items of business at this meeting is the election of new directors. The Association by-laws allow for five directors with staggered terms. In 2005 we will be electing three directors to two-year terms. Some of you who live in the area may be interested in serving on the Board. We provide the following information for those who are interested.

Being a Board member is a commitment to be taken seriously. The management company and the present directors are actively working to make changes to prepare for the new residents that are moving into the community and to plan how to best manage future growth. 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 3899 Cape Haze Drive, Rotonda West, Florida 33947 or P.O. Box 520, Placida, Florida 33946 no later than 5 p.m. Monday, December 20, 2004.

We look forward to a very active and productive 2005. We can use your help.



BEAUTIFICATION COMMITTEE

DEED RESTRICTIONS

The Beautification Committee has been hard at work this year. The Committee members worked hard to identify several areas that needed to be cleaned up and planted with new plants and trees. They learned about our Florida soil and the plants that are draught tolerant and will survive in the harsh summer heat. Their hard work has paid big dividends. We have new landscaping in one of the traffic circles, around the entry sign on Albatross Road, and the entry at Ingram Boulevard. More planting is planned for the upcoming year. We have included a Beautification Committee update newsletter for your information.

Thanks to the Beautification Committee members for a job well done!

HOME BUILDING

Home building is going full steam ahead in Rotonda Lakes. There are new homes springing up in several areas throughout the community. We are glad to see this trend continuing. We now have close to 100 homes in our community. Presently, six local contractors have been building homes in the area. After years of promoting the area to builders and having the support of the membership, we are finally seeing our efforts pay off for the benefit of the property owners.

PARK CLEANUP

The large 20 acre community park in the center of the subdivision has been cleaned up. All of the dead pine trees, troublesome palmetto bushes and brazilian pepper trees have been removed. The area looks great and will be put on a continuing maintenance program to keep it looking clean. The Board of Directors is also exploring some other uses for the park so it can be enjoyed by more members.

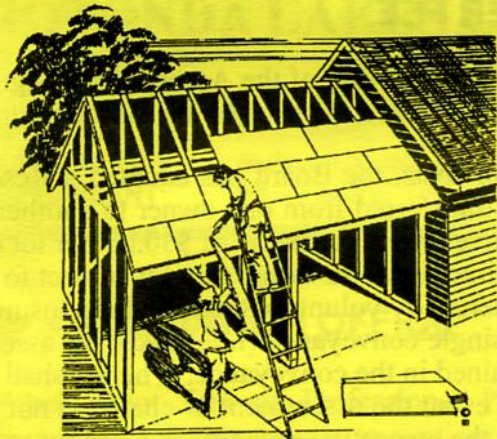


Rotonda Lakes is basically a new community. The majority of the homes are less than three years old. Rotonda Lakes is also a deed restricted community. These restrictions are designed to keep the community looking good for the benefit of all members. The Association wants to address deed restrictions 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 that these deed restrictions had to be written so as to address the worst-case scenario. In every community there are those folks who would rather not conform and push their personal interests ahead of the best interests of the neighborhood. The goal of deed restrictions is to not let individual preferences take away from the overall good of the community. We thank you for your support in adopting the new deed restrictions this past year and want you to know your confidence in the Association leadership is appreciated.





ASSOCIATION FINANCES

As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Association. Monthly financial reports are prepared to account for all money and an annual audit is done by an independent C.P.A. 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 3,039 property owners to fund the anticipated expenses. This is how the annual assessment is determined. The original amount established by the Association was \$60 per lot per year. Over the first twelve years the Association was able to operate more efficiently because there was not a great demand for services; therefore, the annual assessment was decreased and remained at \$40 per lot per year. As more people moved into the area, there was more demand for services and the assessment increased in 2004 to \$50 per lot per year. Because of new projects being planned for the community, we anticipate the 2005 assessment will increase by approximately 15 percent. 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.



ARCHITECTURAL CONTROL

The Board of Directors is continually working to redefine the existing architectural control requirements and has set forth some new guidelines for the construction of new homes in the subdivision. For a complete set of building guidelines you may write to the Association office at P.O. Box 520, Placida, Florida 33946.

A few areas that have been changed are as follow:

- The minimum square footage of enclosed, air-conditioned space in a single family home must be 1250 square feet.
- All homes must have a minimum two-car attached, enclosed garage.
- Satellite dishes must be approved prior to installation and must meet minimum size and location requirements.
- All driveways and parking surfaces around the home must be concrete.
- Exterior color must be approved prior to construction.

If you are interested in building a home or making improvements to your property, please contact the management office for direction as to what you must consider when planning your project. Also, prior to the start of construction, a set of plans for the project you are planning must be submitted to the Association for approval. It is not the intent of the Association to dictate how you build, but rather it is their concern and responsibility to ensure continuity and quality within the subdivision. We appreciate your help and cooperation in this effort.

PROPERTY TRANSFER FEE

The maintenance of the membership rolls is a necessary and critical function of the Association. Significant costs in connection to updating and maintaining membership rolls have been incurred by the Association.

Under the circumstances, and in an effort to control Association costs, the Board has adopted a Resolution authorizing the Association to collect a fee when a lot or tract is transferred from one owner to another. This resolution became effective in October, 2003. There shall be an assessment or charge of \$30.00 per lot or tract due and owing the Association from any person who acquires an interest as an owner in a lot subject to the restrictions. This shall include a person acquiring an ownership interest by voluntary transfer, foreclosure or by judicial sale. In the event there are multiple lots transferred by a single conveyance (i.e., deed), the assessment or charge shall be \$30.00 plus \$10.00 for each additional lot contained in the conveyance. The fee shall be due and payable at the time of transfer of title to the property. In the event the assessment or charge is not paid at the time of transfer, it shall be added to the annual assessment for the respective property and subject to collection as set forth in Article III of the Restrictions.



ROTONDA LAKES CONSERVATION ASSOCIATION
POST OFFICE BOX 520
PLACIDA, FLORIDA 33946-0520
941-697-9722 ♦ 800-267-9722



Committee Members

Joy Kelley
Chair

Ed Fawcett
Co Chair

Joyce Fawcett

Diana Campbell
Secy/Treasurer

Vicki Overbay

Lee Overbay

joykelley3@comcast.net

COMMITTEE NEWS

The Beautification Committee was officially formed on March 18, 2004, the date of our first meeting. We designated the officers, and we were advised by the Board President, Jerry McNiel and our Property Manager, John Brandenberger of the tasks the committee would be responsible for. We have worked very diligently, and had monthly meetings since this date to outline our mission, develop our landscaping ideas, and have worked and met with many professionals to obtain expertise and knowledge of the responsible thing to do.



WE ACCOMPLISHED THIS FIRST YEAR'S GOAL

The areas addressed this first year were: Albatross Road Entry Sign Area, the Traffic Circle located at the intersection of Albatross & Indigo Roads, and palm trees were planted in the first few feet off State Route 771 on Ingram Blvd. We are also in the process of procuring estimates for a new "Rotonda Lakes" Sign off SR 771 on Ingram Blvd. Our determination in this project was to plant responsibly, and with that goal, we have stayed with all Florida native trees, shrubs and ground cover. Once the grow-in period is completed, these native plants will not require additional irrigation or fertilizers. We will have a beautiful landscape and conserve our natural resources. We welcome your comments, thoughts and ideas.



Traffic Circle

Albatross & Indigo



Ingram Blvd



Albatross Entry Sign

OUR HEARTFELT THANKS FOR YOUR HARDWORK!

The Beautification Committee would like to give a special "Thanks" to individuals who have helped us meet our first year goals.

Valerie Weikel, Horticulture Program Assistant, Florida Yards and Neighborhoods, Charlotte County Environmental & Extension Services. Valerie has spent many hours with our committee and has helped direct us to the experts in Native Florida Plants.

Laurel Schiller, Co-Owner of the Native Plant Nursery in Sarasota. Laurel spent time reviewing our community, developed the landscaping theme and plans, and briefed our Board of Directors.

Bill Newberry, Owner, Oak Farms Nursery, Inc. Bill has done a wonderful job in this first year's plantings, and made Laurel's plans and designs a reality!



SPECIAL NOTES

We will be planting for many years as we have 6 traffic circles and 2 very long boulevards, Ingram & David. We are in the process of planning some community activities to include some fund-raising to help supplement our future plans. We will also be soliciting donations from those who would like to help. We will keep you posted as these ideas and plans are developed.

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