



Rotonda Meadows/Villas Conservation Association



October, 2007

Association Office

2007 Board of Directors

- Noel Andress
President
- Peter Traverso
Vice President
- Kendall Leach
Secretary/Treasurer

Professional Property Services, the management company who oversees the day-to-day operations of the Association, maintains an office in Rotonda at no cost to the Association. All Association business is conducted from this office, and it is accessible to you when you visit the area. It is located at 3899 Cape Haze Drive, Rotonda West, FL., the dark green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you in person, so please stop in and introduce yourself.

Please retain the following information should you need to contact the Association by mail, phone or email:

Rotonda Meadows/Villas Conservation Assn.
P.O. Box 299, Placida, FL 33946
Phone: 941/697-9722 Fax: 941/697-0738
Email: meadowsvillas@embarqmail.com

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

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Annual Meeting and Election of Directors

The 2007 Annual Meeting of the Rotonda Meadows/ Villas Conservation Association will be held December 12, 2007. One item of business at this meeting will be the election of new directors at 10:00 a.m.. The Association By-laws provide for three directors with staggered terms. The election will fill only those seats for which the term of office is expiring. This year one director will be elected for a two-year term.



Some of you who live in the area may be interested in serving on the Board. Being a Board member is a commitment to be taken seriously. The management company and current directors are actively working to set in motion the policies and procedures that will effectively chart the future direction of the Meadows/Villas 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 candidate for the election, you may submit a one-page biography/resume, on one side of an 8½" x 11" sheet of paper, for publication; let the members know your interest in the community (homeowner or property owner) and your vision for its future. Past work or military experience is not as important as a desire to serve. In order to include the biographies in the election information packet they must be delivered to the Association office at: 3899 Cape Haze Drive, Rotonda West, FL 33947 or P.O. Box 299, Placida, FL 33946 **no later than 5 p.m. November 2, 2007.**

Customer Account Number Explanation

If you are unable to locate your block and lot number, please refer to the account number on your statement. These numbers relate to your block and lot number as follows:

- The first digit indicates the subdivision: 8 for Rotonda Meadows; 9 for Rotonda Villas.
- For Meadows, the second, third and fourth digits indicate the block number and the final two digits indicate the lot number
- For Villas, the second and third digits indicate the block number and the final three digits indicate the lot number.

For example, in Account #812345, the "8" indicates Meadows; the next three digits, "123", indicate the block and the last two digits, "45", indicate the lot.



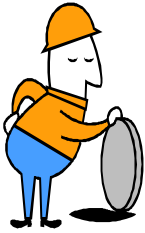
If you move, be sure to advise the Association of your new address so we can continue to keep you updated on activities in the community.

Utilities Update

Meadows Sewer Project:

The Meadows sewer installation project is on track for completion by March, 2009. The most recent timeline provided by Charlotte County Utilities (CCU) outlines the following schedule:

- The project will go out for bids in October, 2007;
- Notice to proceed anticipated in late January or early February, 2008;
- Installation will then commence in Rotonda Sands and Meadows. Sands will be completed first, with both projects estimated to be finished by March, 2009.



Villas Water/Sewer Project:

At the July 17, 2007 Public Hearing, the County Commissioners approved the rate for the Villas Water and Wastewater MSBU. After cutting \$1,632,000 from the original project cost, the per lot assessment was reduced from \$373.73 to \$310.11 per ERU (Equivalent Residential Unit). **The Board of Directors and Management subsequently met with CCU in August and challenged the project's pricing, and after recalculation by CCU budget staff, the annual cost per ERU has been reduced further, to \$297.**

It is likely the \$297 will be assessed for at least the first two years. The Directors will continue working with CCU to reduce costs even more.

If you have any questions or concerns about the either of these projects, please contact Leigh Sprimont, CCU Community Relations Manager, at 941/764-4520 or via email at leigh.sprimont@charlottefl.com.

Property Taxes

The Board of Directors and Association Manager met with Charlotte County Property Appraiser Frank Desguin in April to discuss property tax reductions for 2007.

Mr. Desguin stated 2007 valuations would be based on sales for calendar year 2006. The trend last year showed a steady decline in market value, so he planned to look primarily at the second half of 2006 to establish 2007 assessments.

Your Board and Management have successfully argued that lots in Rotonda Villas are not presently serviced by water and sewer and the tax valuation will be reduced substantially to reflect that these services are not available.

Questions about your taxes should be directed to the Charlotte County Appraiser's office at 941/743-1498, or

2008 Assessment Statements

Your 2008 assessment statement will be included in the Annual Meeting packet that will be mailed to you in November. **The statements occasionally stick to the inside of the envelope due to static electricity, so make sure you have your statement before you discard the envelope.**



REMINDER: Assessments are due January 1, and subject to a late fee on February 1, so please pay promptly to avoid additional fees.

Lake Maintenance

All the lakes in the community are owned by the Association and are a vital part of the storm water management plan for Meadows and Villas. Their main purpose is to control flooding in the event of a major rainstorm. Rainwater from the roads and your property flows into these lakes. Aggressive aquatic weed growth can block lake access and migrate into once clear waters. New infestations of plants like cattails can actually eliminate vital shallow areas used by fish for breeding and trap debris like grass clippings and leaves. In order to control algae, grasses and cattails, the Association has contracted with LakeMasters to inspect and treat approximately 24,000 linear feet (4.55 miles) of shoreline eight times per year.



Architectural Control

The recorded Deed Restrictions for Rotonda Meadows and Villas require architectural review and approval by the Association for any type of new construction. The Board of Directors has adopted Guidelines for New Construction that are to be used in conjunction with the Deed Restrictions. It is not the Association's intent to dictate how you build, but rather to ensure continuity and quality throughout the subdivisions.

The Guidelines outline the basic construction specifications and exterior elevation designs, colors and treatments required by the Association.

If you are considering building a home, please contact the management office for direction as to what you must consider when planning your project. Prior to the start of construction, a complete set of building, site and drainage plans must be submitted for approval, along with the appropriate forms and plans review fee.

To obtain the building guidelines, contact the Association office at 941/697-9722. You may also download them from the Association's website, www.rotondameadowsvillas.com.



Common Area Mowing



The road right-of-ways have been cleared and are being maintained by periodic mowing. The greenbelts, lake banks and drainage swales are being mowed three times per year, in January, July and September-October. This mowing schedule ensures a better overall appearance to the subdivision and helps prevent natural vegetation from growing to an unmanageable size in the right-of-ways.

Association Finances

As a non-profit corporation, all funds paid into the Association through assessments are used specifically for the Rotonda Meadows/Villas Association. Monthly financial reports are prepared to account for all income and expenditures and an annual review is done by an independent CPA at the end of the year.

An annual expense budget is prepared to plan anticipated financial needs for the upcoming year. After the proposed budget has been reviewed and approved by the Board, the total amount is divided equally among the 4,563 lot owners to fund the anticipated expenses. This is how the annual assessment is determined.

All funds 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 November you will receive a packet of information for the December 12, 2007 annual membership meeting. The packet will include a ballot for the election of officers, a budget and line item explanation of all expenses and your assessment statement. It appears the 2008 assessment may need to be increased to \$70 per lot.

The Directors have been careful to spend your money wisely and only for things necessary for the maintenance and operation of the Association or special projects.



Association Website

The Association has established a website, www.rotondameadowsvillas.com. The website is an important tool used to keep members informed of activities in the community. The Deed Restrictions, By-Laws and Guidelines for New Construction are posted on the site as well as minutes of the monthly Board of Directors meetings (posted after approval at the following meeting). You will also find links to websites for the local Chamber of Commerce, Charlotte County government offices and the School Board, to name a few.

If you have any suggestions for the website, please call the Association office at 941/697-9722 or email us at meadowsvillas@embarqmail.com.



Entry Beautification

Last year, monument signs were installed at the two entrances to Rotonda Meadows and Villas along Gasparilla Road. Recently, the signs were surrounded by several layers of cross ties and filled with decorative red rocks to dress up the area. 18 mowings per year will keep the entrances looking neat and attractive.





Property Values

Although the real estate market in the Rotonda area has taken a downturn, many owners continue to receive solicitations from investors and realtors to sell their property. Lot owners, understandably, want to know the value of their property and contact the management office for an assessment evaluation of their lot(s). **However, neither the Board of Directors nor the management company has the expertise to provide that information. By law, we cannot direct you to a specific real estate firm or agent.**

For assistance in determining the current market value of your property, contact a local realtor. The Englewood Area Board of Realtors maintains a list of area realtors which can be downloaded from their website, www.inglewoodareaboardofrealtors.com. The website also provides a link to MLS property listings.

In Conclusion

We hope this update provides you with useful information. If you have any questions about the Association or suggestions for future projects, please contact us at the phone number, address or email address listed on the front page.

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.
P.O. BOX 299
PLACIDA, FL 33946
941/697-9722
