



# Rotonda Meadows/Villas Conservation Association



October, 2008

## Board of Directors Monthly Meetings

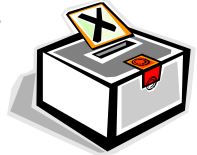
Board of Directors meetings are open to all members. They are usually held on the third Wednesday of the month at 1:00 p.m. at the Association office. The exact dates and times are posted on the website.

## 2008 Board of Directors

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

## Annual Meeting and Election of Directors

The Annual Meeting of the Rotonda Meadows/Villas Conservation Association will be held at the Association office on Wednesday, December 17, 2008 at 10:00 a.m. One item of business at this meeting will be the election of new directors. 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 two directors will be elected for two-year terms.



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 Directors are actively working to set in motion the policies and procedures that will effectively chart the future direction of the 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, on one side of an 8½" x 11" sheet of paper, suitable for publication. Let the members know your interest in the community 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 Annual Meeting information packet, they must be received by the Association **no later than 5 p.m. October 31, 2008**. Biographies may be submitted by mail, email or in person at the Association office.

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## Association Office

The management firm of Professional Property Services oversees the day-to-day operations of the Association. They maintain an office in the area where all Association business is conducted. Located at 3899 Cape Haze Drive, Rotonda West, FL 33947, it is 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 when you visit the area.

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.



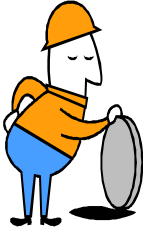
**If you move, be sure to advise the Association of your new address so we can continue to keep you updated on activities in the community. Also, don't forget to notify the Charlotte County Appraiser's Office (941-743-1593 or [records@ccappraiser.com](mailto:records@ccappraiser.com)) to insure timely receipt of tax bills.**



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## Utilities Update

**Meadows Sewer Project:** As this newsletter goes to print, sewer installation in Rotonda Sands is nearly finished and work is expected to begin shortly in Rotonda Meadows. The project is on track for completion by Spring, 2009. Once the infrastructure is certified by the Florida Department of Environmental Protection (FDEP), all property owners will be notified in writing that connection to the wastewater collection system is available. Owners of existing homes will be required to pay the standard connection fees and connect to the system within one year. Owners of undeveloped property will not be required to pay connection fees or connect to the County system until the property is developed.



**Villas & Springs Water/Sewer Project:** This past summer, CCU conducted additional testing and inspection of the Villas and Springs water and wastewater infrastructure. Based on the results of these tests and observations, CCU recommended replacing the systems in their entirety in order to provide safe, reliable water and wastewater services to the community. Upon review and consideration of this information, the Board concurred with CCU's recommendation and voted to proceed with replacement of both systems.

In a recent update, CCU advised design is underway for the utilities installation and is being completed largely by CCU Engineering staff in order to keep project costs manageable. Construction is expected to begin in 2009 and be completed in 2010, though these dates are subject to change. As with Rotonda Meadows, once the infrastructure is certified by the FDEP, all property owners will be notified in writing that connection to the wastewater collection system is available.

The Directors remain firm in their commitment to be involved in all phases of the utility projects. Each Board meeting includes an update session with CCU staff and the installation contractor. When the time comes, the Board will accompany CCU on punchlist inspections.

You can see CCU's complete update for both utilities projects on the Association website. If you have any questions, please contact Rose Mattera, CCU Community Relations, by phone at 941/883-3518 or by email at [Rose.Matera@charlottefl.com](mailto:Rose.Matera@charlottefl.com).

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## 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: 7 for Rotonda Springs; 8 for Rotonda Meadows and 9 for Rotonda Villas;
- For Meadows, the second, third and fourth digits indicate the block number and the last two digits indicate the lot number;
- For Villas and Springs, the second and third digits indicate the block number and the last 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.

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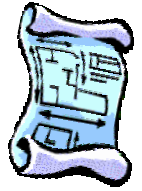
## Lake Maintenance

All the lakes in Rotonda Meadows and Villas are owned by the Association and are a vital part of the storm water management plan for the community. 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.

## Common Area Mowing



Over the past three years, the road right-of-ways have been progressively cleared back from the road edge a total of approximately 32 feet and are being maintained by periodic mowing. The greenbelts, lake banks and drainage swales are mowed three times per year — in January, July and September-October. This mowing schedule ensures a better overall appearance of the subdivision and helps prevent natural vegetation from growing to an unmanageable size.

## 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 4,551 lot owners to fund the anticipated expenses. This is how the annual assessment is determined.

All funds collected are maintained in interest bearing accounts that are 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 17, 2008 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. 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.

## 2009 Assessment Statements

2009 assessment statements will be included in the Annual Meeting packets that will be mailed in November. **The statements occasionally stick to the inside of the envelope due to static electricity, so make sure you have your statement before discarding the envelope.**



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

## Association Website

The Association's website, [www.rotondameadowsvillas.com](http://www.rotondameadowsvillas.com) 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. 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 to improve the website, please call the Association office at 941/697-9722 or email us at [meadowsvillas@embarqmail.com](mailto:meadowsvillas@embarqmail.com).

## Property Values



Many owners, understandably, want to know the value of their property and contact the Association 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.** 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](http://www.inglewoodareaboardofrealtors.com). The website also provides a link to MLS property listings. **By law, management staff cannot refer you to a specific real estate firm or agent.**

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## 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.

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

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