



Rotonda Meadows/Villas Conservation Association



October, 2011

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 12:00 p.m. at the Association office. The exact dates and times are posted on the website.

2011

Board of Directors

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

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Annual Meeting and Election of Directors

The Annual Meeting of the Rotonda Meadows/Villas Conservation Association will be held in December at the Association office. 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, 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 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 21, 2011**. Biographies may be submitted by mail, email or in person at the Association office.

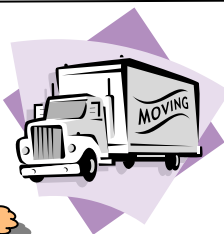
Association Office

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

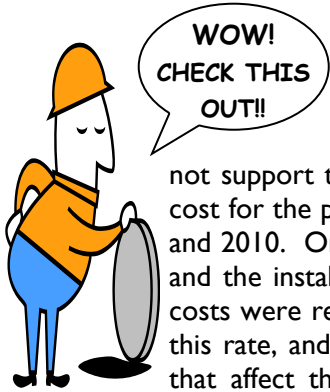
The Association office is open Monday through Friday, except holidays, from 9 a.m. to 5 p.m. The staff is not bilingual, so we cordially request that all communications be in English.



Moving? Be sure to advise the Association of your new address so we can continue to keep you updated on activities in the community. In addition, don't forget to notify the Charlotte County Appraiser's Office (941-743-1593 or records@ccappraiser.com) to insure timely receipt of tax bills.



Villas & Springs Water/Sewer Project



Installation of the new system in Villas and Springs was completed earlier this year and the area is once again open to traffic.

The original proposed assessment for the sewer and water service project was \$373.73 per Equivalent Residential Unit (ERU) per year for 20 years. The Board of Directors did not support this rate and worked with Charlotte County Utilities (CCU) to come to a more realistic cost for the project. As a result, the assessment was revised to \$297.40 per year for 2007, 2008, 2009 and 2010. Once work began, the Board and Management, in conjunction with CCU's Engineering staff and the installation contractor, closely monitored expenses. After the project was completed, actual costs were reviewed and a revised rate of \$178.44 was established. The Board strongly disagreed with this rate, and at their insistence, CCU conducted a further review of project costs and other factors that affect the MSBU rate. Consequently, the Rotonda Villas and Springs Water and Wastewater MSBU assessment was ultimately reduced to \$159.11 per ERU per year — a decrease of \$138.29 from the current rate. The new rate will be reflected on your 2011 tax bill.

Road Name Change

Previously, the name of Rotonda Trace changed to Sargassum Road in the middle of the subdivision, which caused much confusion. In order to maintain continuity, that section of the road was renamed Rotonda Trace. Having the road named Rotonda Trace for its full length will make it easier for owners, visitors and emergency personnel to locate properties in the area.

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. In Account #912345, the "9" indicates Villas; the next two digits "12", indicate the block and the last three digits, "345" indicate the lot.

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.

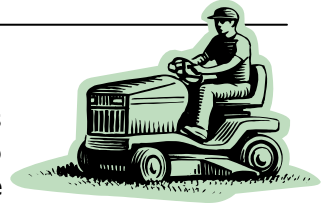


Pepper Clearing

The Association's pepper clearing program has been completed with the recent mowing of isolated pockets of the invasive bushes. The cleared areas have been incorporated into the regular mowing program.

Common Area Mowing

The Association mows all greenbelts, lake banks, drainage swales and mowable vacant lots several times per year. This provides a better overall appearance to the subdivision and also prevents natural vegetation from growing to an unmanageable size. Road rights-of-way are maintained by Charlotte County



Architectural Control

The Rotonda Meadows/Villas Deed Restrictions require architectural review and approval by the Association for any type of new construction. The Board of Directors has adopted Guidelines for New Construction to be used in conjunction with the Deed Restrictions. It is not the intent of the Association 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.

The Board is in the process of redefining the architectural control guidelines to ensure they meet the needs of the changing real estate market. We will be sending you more information in the near future.

If you are thinking about building a home or would like information regarding the procedure, visit our website (www.rotondameadowsvillas.com) and download the Guidelines for New Construction and Application for Architectural Review or contact the Association office at 941/697-9722.

Clean Site Program

The Association has established a clean site program for any home site under construction. This will help us ensure the contractor maintains a clean and safe building site that will not be an eyesore to the community.

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 monthly to maximize the amount of return within the federally insured system. The Directors have been careful to spend your money wisely and only for things that are necessary for the maintenance and ongoing operation of the Association.



2012 Assessment Invoice



An invoice for your annual assessment will be included in the Annual Meeting packet that will be mailed to you in early November. **Please make sure you have your invoice before discarding the envelope.**

REMINDER: Assessments are due **no later than January 1st**, and are subject to a late fee after February 1st, so pay promptly to avoid additional charges. Kindly remit your payment in **U.S. FUNDS** by check or money order; unfortunately, we are not set up to receive payments by phone or credit card. Please be sure to write your account number on your check and tear off the **TOP** portion of the invoice and return it with your payment so we can credit your account properly.

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 Punta Gorda/Port Charlotte/North Port Association of Realtors maintains a list of area Realtors which can be downloaded from their website, www.pgpcnprealtors.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.**

Association Website

The Association's website, 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.

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
