



ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION

www.rotondameadowsvillas.com

NOVEMBER, 2005

2005 Board of Directors

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

Inside this issue:

Association Finances	2
Deed Restriction Restatement	2
Meadows Sewer Project	2
Architectural Control	3
Property Transfer Fee	3
Association Mowing Program	3
Trash Clean-up	3
Property Values	4

Association Office

The management firm of Professional Property Services oversees the day-to-day operations of the Association. They maintain 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@earthlink.net

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

Annual Election of Directors

The 2006 annual meeting of the Rotonda Meadows/Villas Conservation Association will be held December 15, 2005. The main order of business at this meeting will be to elect the Board of 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 to fill a vacancy on the Board.

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 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"x11" sheet of paper for publication; let the Association members know your interest in the community (homeowner or property owner) and your vision for the future of community.



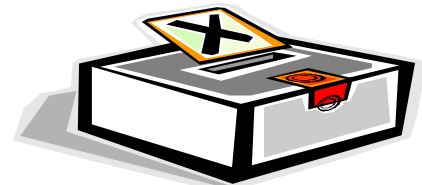
If you move, be sure to advise the Association of your new address so we can continue to keep you updated on the events in our community.

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 signifies the subdivision: 8 stands for Rotonda Meadows; 9 stands 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.



Past work/military experience is not as important as a desire to serve. In order to provide these biographies to the Membership when the election information is mailed, 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 11, 2005.**

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 money 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. Because of new projects being planned for the community and increasing costs of services, we anticipate the 2006 assessment will increase by approximately 15 percent.

All funds collected are maintained in an interest bearing account that is insured by the Federal government. These accounts are reviewed regu-

larly to maximize the amount of return within the federally insured system.

In November you will receive a packet of information 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 necessary for the maintenance and operation of the Association.

Deed Restriction Restatement

2005 brought a flurry of sales activity to Rotonda Meadows and Villas. This is just a prelude to what we can expect over the next few years. In order to prepare for the future, the Declaration of Protective Property Rights (Deed Restrictions) that govern the community must be updated.

The Association is presently operating under guidelines written in the 1970's. We all know people's wants and needs have changed dramatically over the last 30 years; therefore, the Association

documents must be updated so we can meet the needs of today's homebuyer without compromising the integrity of the community.

The Association Directors will be proposing a restatement of the Deed Restrictions. This proposed amended and restated document is intended to preserve the rights of the property owners and protect our community from market changes and other problems that could adversely effect the community.

A restated and amended set of documents will be sent to you in November as part of the annual meeting packet. We will ask you to vote "for" the new set of governing documents. This new set of documents is the result of more than a year's work trying to produce a document that would address the major concerns of the Association.

It is time to make those changes that will allow the Association to operate more effectively and efficiently.

"It is time to make those changes that will allow the Association to operate more effectively and efficiently.."

Meadows Sewer Update



The Association is working with Charlotte County Utilities to procure a stepped-up central sewer installation program for the Meadows. As one of the first steps in the process, letters were mailed to lot owners in July explaining the project and its cost and asking owners to respond indicating

their agreement or disagreement to the project. At the time of publication, over half the owners have responded, and the consensus is overwhelmingly in favor of the program. MSBU (Municipal Service Benefit Units) Ordinances are being prepared for action by lot owners and the Char-

lotte County Board of County Commissioners at two public hearings in the spring and summer of 2006 (dates to be announced). The results of the actions of these Ordinances will be on the 2006 tax notices. With Positive Ordinance action, the project could be completed by spring of 2007.

Architectural Control

In anticipation of homes being constructed in the Meadows and Villas subdivisions, the Board of Directors has worked diligently to develop guidelines for new construction, which were adopted by the Association in January of 2005. A complete set of guidelines can be obtained by contacting the Association office in writing at P.O. Box 299, Placida, FL 33946 or by phone at 941/697-9722. The guidelines are also posted on the Association's website, rotondameadowsvillas.com.

Some highlights are:

- ◆ Single family homes require a minimum living area of 1,600 square feet.
- ◆ Single family homes require an attached two-car garage of at least 400 sq. ft.
- ◆ Driveways must be concrete or paver block type with a main area 2 lanes wide.
- ◆ Exterior color must be approved prior to the start of construction.

If you are considering building a home, please contact the management office 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 a non-refundable plans review and inspections fee.

It is not the Association's intent to dictate how you build, but rather to ensure continuity and quality within the community. Your cooperation in this effort is greatly appreciated.



Property Transfer Fee

The Board of Directors has adopted a resolution authorizing the Association to collect property transfer fees. This is necessary to offset the significant costs incurred by the Association in conjunction with updating and maintaining the membership database.

Transfer fees are assessed to any person or entity who acquires an interest as an owner in a lot. The fee is due and payable at the time of transfer of title to the property. In the event the assessment is not paid at the time of transfer, it will be added to the account

for the respective property and subject to collection as set forth in Article V, Section 7 of the Restrictions.

"Transfer fees are assessed to any person or entity who acquires an interest as an owner in a lot."

Association Mowing Program

The Association mowing program is well underway. All greenbelts, lake and canal banks, drainage swales and mowable areas of all right of ways are being mowed three times per year — in January, July and September-October.

Charlotte County mowers cleared all vegetation along the road right of ways 15 feet back from the pavement in both subdivisions. The Association contracted for the clearing of another 16 feet back from the already cleared area. Work in

Meadows was recently completed, and Villas should be finished by year-end.

The newly cleared areas will be maintained by periodic mowings.



Trash Clean-up

Considerable progress has been made in the Association's trash clean-up program, and the community is looking much more appealing. Workers go out regularly to pick up trash and pile it in cul-de-sacs, where it is subsequently picked up by the county.

In an effort to minimize future illegal dumping, signs prohibiting trespassing and dumping have been placed at scattered locations throughout both Meadows and Villas. Violators can be arrested and/or fined. Hopefully, this will be a deter-

rent to anyone thinking of dumping their trash in our community.



Working to keep Rotonda Meadows and Villas clean!

PROPERTY VALUES



The strong real estate market has increased the value of Rotonda Meadows and Villas properties many times over in just a few years. These price increases have resulted in mass solicitations by investors and Realtors to owners to sell their property.

Lot owners, understandably, want to know the resulting increased value of their property, so they contact the management office for an assessment evaluation of their lot(s). **However, neither the Board of Directors nor the management company has the authority to provide that information. Neither can they legally direct you to a specific real estate firm or agent.**

To provide you a source that can assist you in determining the current market value of your property, you can contact the Englewood Area Board of Realtors by phone at 941/475-6656 or visit their web site, www.eabor.ewol.com, where you can select from a list of local Realtors who can provide owners with current land values. The Realtor web site also provides access to property listings.

IN CONCLUSION

We hope this brief update is helpful and good information for you. If you have any questions about the Association, please contact us at the phone number or address listed on the front page.

We're on the web!

www.rotondameadowsvillas.com
