



A Deed Restricted Community

December 2010

2010 Board of Directors

Noel Andress — President

Diana Collins — Vice President

Kendall Leach — Secretary/Treasurer

The Board of Directors' Meetings are open to the members. The dates and times are posted on the website and are usually held on the third Wednesday of the month at 1 p.m. at the Association office listed below.

Association Office

The management firm of Professional Property Services manages the day-to-day operations of the Association. It has an office in Rotonda, and all Association business is conducted from this location and is accessible to you when you visit the area. The Association office is located at 3899 Cape Haze Drive, Rotonda West, FL 33947, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you, so stop in and introduce yourself.

For those of you who need to communicate with us, please put the information below on file:

Rotonda Sands Conservation Association

P.O. Box 520

Placida, FL 33946-0520

(941) 697-9722 -- Fax (941) 697-0738

Email: profprosvc@embarqmail.com

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

MOVING???

Be sure to inform the Association of your new address so we can continue to keep you informed on the events in our community.



Annual Election of Directors

The 2011 Annual Meeting of the Rotonda Sands Conservation Association will be held in March 2011. One of the many items of business at this meeting is the election of new directors. In 20110 we will be electing two directors to a two-year term each.

Some of you who live in the area may be interested in serving on the Board. We are providing 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 revitalize the Sands community. 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 the election, we must ask that they be submitted to the Association office at P.O. Box 520, Placida, FL 33946, or at 3899 Cape Haze Drive, Rotonda West, FL 33947 by 5 p.m. on December 22, 2010.



Association Account Numbers

The account number on your statement is also your property's Block and Lot numbers. The first digit is for office use, the next two digits indicate your block number and the last three digits indicate your lot number. For example: In account number 123456, the "1" is for office use; the next two digits, "23", are the block number and the last three digits, "456", are the lot number.

Community Beautification

The focus in 2011 will be to upgrade the plantings on Harness Road. We plan to add some shrubs and palms to this area. We are gradually making more inviting improvements to our community.



Sewer Project

In 2005 the original proposed assessment from Charlotte County Utilities (CCU) was \$625.51 x 20 years for a total of \$12,510.20 per lot (per ERU). The Board of Directors could not and did not support this cost. The assessment for the following years was revised as follows: 2006 = \$225.94;

2007 = \$225.94; 2008 = \$225.94; 2009 = \$105.94; 2010 = \$62.10; next 15 years \$62.10 (maybe less) x 15 = \$931.50 for a total cost of \$1,777.36. The Board is very happy with the success of the sewer installation project as well as efforts to lower the total cost of the program.



Delinquent Policy

A synopsis of the delinquent policy is as follows:

1. Assessment is due **March 1**. Payment not received by **April 1** will be delinquent and an administrative fee of \$15 will be added to the account.
2. If the account remains unpaid on **May 1**, a notice of delinquency will be mailed along with a copy of the Delinquent Assessment Administrative Resolution.
3. If the account remains unpaid on **June 1**, a formal Notice of Lien shall be mailed by certified or registered return receipt mail.
4. If the account remains unpaid on **July 15**, a list of properties and the names of the owners shall be turned over to legal counsel who will record a lien and a \$50 lien fee will be added to the account.
5. Interest will accrue at the rate of 10%.
6. A lien will be placed on the property for any unpaid assessments, interest on the outstanding balance, administrative fees, reasonable attorney's fees and other charges incurred by the Association incident to the collection of the assessment or enforcement of the lien.

Association Finances

As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Rotonda Sands Association. Monthly financial reports are prepared to account for all money and an annual audit is done by an independent C.P.A firm 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 2,400 property owners to fund the anticipated expenses. This is how the annual per lot assessment is determined.

The cost of services continues to increase and as our growth continues, there has been more demand for services. The Directors, however, are working to keep costs down.

All monies 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 very careful to spend your money wisely and only for things that are necessary for the maintenance and ongoing operation of the Association.

In mid-January 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. **An invoice for your yearly assessment fee, due March 1, 2011, is enclosed in the Annual Meeting Packet, so be sure to check your envelope before throwing it away.**

COMING SOON!
The ability to pay your annual assessment by credit card! Additional information will be included in the annual meeting packet!



Home Building Construction Progress Clean Site Program Mail Boxes and Website



Home Building & Architectural Control

The Board of Directors is in the process of redefining the architectural control requirements and have set forth new guidelines for construction of new homes in the subdivision. We have all learned a lot over the past three years and we need to make some changes to make Rotonda Sands a viable community.



It is important that the review process be diligent regarding new home construction. It is not the intent of the Board to dictate what and how you build, but rather their concern and responsibility is to ensure continuity and quality within the subdivision.

The Building Guidelines outline the minimum square footage and describe other aesthetic controls for a new home.

If you are interested in building a home, or would like information regarding the procedure on building a new home, visit our website and download the New Construction Guidelines and Building Application or contact the Association office.

Clean Site Program



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

Mail Boxes

As more people move into the community, there has been a greater demand for home delivery mail service. The post office will not provide home delivery at this point because we do not have enough residents to justify their cost to provide home delivery.



The Association is working on some plans to provide a centrally located mail delivery area where people can pick up their mail and not have to go to the post office.

Construction Progress

We are happy to report that all but two of the homes that had previously been abandoned during the construction process are in the hands of new owners who are finishing the homes and, in most cases, are planning to live in the community. The Association is working with these new owners to make the process go as smoothly as possible.



Prior to new ownership, the Association spent Association money to clean up these vacant home sites for safety reasons and to make the area more aesthetically appealing.

www.rotondasands.com



Many of the documents pertaining to the Association have been uploaded to the website, including the latest information on the sewer project. You will also find a copy of the By-Laws, Deed Restrictions, etc., as well as links to other community sites.

You may also read the monthly Board of Directors' meeting Minutes. Please visit www.rotondasands.com to keep informed of Association news. If you have any suggestions for the website, please call the Association office at 941-697-9722 or send email to:

profprosvc@embarqmail.com



Signs, Signs Everywhere you look there are signs.

The Association Directors appreciate the need for signs and understand the importance of making it known that your property is For Sale or For Rent; however, some real estate agencies, surveyors, mowing companies, etc., have gone overboard in trying to promote their properties or services.

HELP!! The Association adopted sign guidelines several years ago to control sign clutter. Please advise your real estate agent that For Sale and For Rent signs may NOT exceed 18 x 24 inches. There may only be one (1) sign on a property. Also, advise them not to put signs in the right-of-way. (Signs left in the right-of-way may be subject to damage.)

The best place to put signs is up against the palmetto line well out of the right-of-way. The Association mowers come through the right-of-way five times a year with 15-foot wide bat wing mowers and it is all but impossible for them to dodge and weave around and between the signs without mowing them down. So please, have your real estate agent help keep the subdivision looking good by conforming to the 18 x 24 inch sign size and protect their signs by placing them well out of the right-of-way.

Lake and Land Maintenance

The chain of lakes and canals in the community are beautiful to look at, provide good fishing and great natural habitat for birds, ducks and fish. They are also part of the storm water management plan for the Sands subdivision. The real purpose of the lakes and canals is to keep the area from flooding in the event there is a major rainstorm. All rain water from the roads and your property is designed to flow into these lakes and eventually drain into the east branch of Coral Creek. **The lakes are owned by the Association and it is our responsibility to maintain them.**



In addition to lake maintenance, the Association continues to mow the road rights of way and vacant lots, if the vacant lots are mowable, five times per year. The Association also maintains the medians and signs, picks up trash throughout the subdivision on a regular basis and maintains the lake banks. We continually work on programs to beautify the community as funds are available.

We hope this update is helpful. If you have any questions about the Association, please contact us at the phone numbers or address listed on the front page or at profpropsvc@embarqmail.com

Rotonda Sands Conservation Association
PO Box 520
Placida, Florida 33946-3100