



THE SANDS

ROTONDA SANDS CONSERVATION ASSOCIATION

PRESIDENT: Diana Collins
VICE PRESIDENT: Noel Andress
SECRETARY/TREASURER: Kendall Leach

October 2004

ASSOCIATION OFFICE

The management firm of Professional Property Services manages the day-to-day operations of the Association. It has an office in Rotonda at no cost to the Association. All association business is conducted from this location and is accessible to you when you visit the area. The association office has moved to a new location at **3899 Cape Haze Drive, Rotonda West, Florida 33947**, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you face to face, so please stop in and introduce yourself.

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

Rotonda Sands Conservation Assn.
P.O. Box 520
Placida, Florida 33946-0520
(941) 697-9722
Fax: (941) 697-0738
E-mail: profpropsvc@earthlink.net

The Association office is open Monday through Friday, except holidays, from 9 a.m. to 2 p.m. The office staff is not bilingual, so we cordially request that all communications be in English.

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:

1. The first digit is for office use.
2. The next two digits indicate the block number.
3. The final three digits indicate the lot number.

For instance, in Account No. 123456, the first "1" is for office use; the next two numbers, "23", indicate the block; the last three numbers "456", indicate the lot.

ASSOCIATION BUSINESS

ANNUAL ELECTIONS

The 2005 Annual Meeting of the Rotonda Sands Conservation Association will be held in March. One of the many items of business at this meeting is the election of new directors. In 2005 we will be electing two directors to a two-year term. Some of you who live in the area may be interested in serving on the Board. We provide 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 elections, we must ask that they be submitted to the Association office at 3899 Cape Haze Drive, Rotonda West, Florida 33947 or P.O. Box 520, Placida, Florida 33946 no later than 5 p.m. December 10, 2004.

We look forward to a very active and productive 2005. We can use your help.

MOVING??

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



ASSOCIATION GOVERNING DOCUMENTS

We are about to start another new year and things in the Sands are beginning to change. We are finally seeing some sales and building activity. This is just a prelude to what we can expect over the next few years. In order to prepare for the future, we must update the Declaration of Covenants and Restrictions that govern the community.

The Association is presently operating under guidelines that were written in 1970. We all know people's needs and wants have changed dramatically over the last 30 years; therefore, our 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 Association Declaration of Restrictions. This proposed amended and restated document is intended to preserve the rights of the property owners and protects the community from market changes and other problems that could possibly have adverse effects on the community.

A restated and amended set of documents will be sent to you in January as a part of the annual meeting packet. We will ask you to vote "for" the new set of governing documents. This new set of governing documents is the result of over 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 more efficiently meet the challenges of the present and future. Proposed changes to the documents will be sent to you with the annual meeting packet.

You will then be asked to vote on the proposed changes. **The Board needs your support on this important issue.**

ASSOCIATION FINANCES

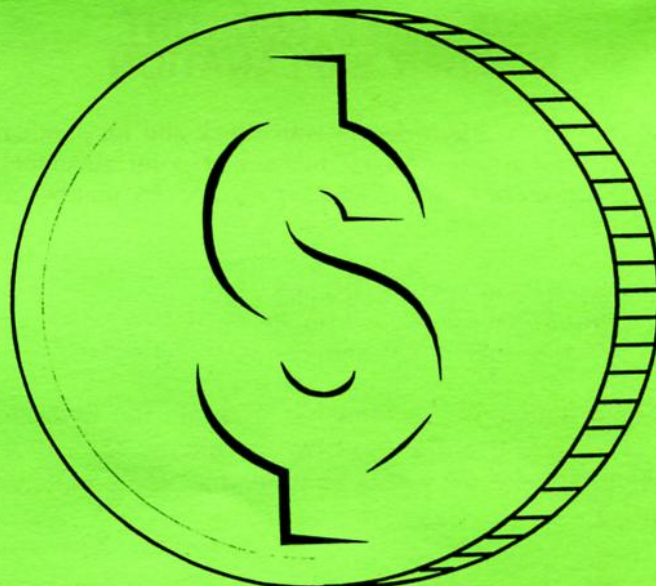
As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Association. Monthly financial reports are prepared to account for all money and an annual audit is done by an independent C.P.A. at the end of the year.

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.

As our growth continues, there will be more demand for services, which will ultimately cause the annual assessment to increase. The Directors are working on the budget and are in hopes the present \$48 annual assessment will be good for the 2005 budget year.

All monies 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 late January a packet of information will be mailed 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 that are necessary for the maintenance and ongoing operation of the Association.



LAKE MAINTENANCE

The chain of lakes and canals in the community are all a 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 we have 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 presently undergoing a much-needed maintenance dredging program to make the lakes deeper. This project will primarily enhance the storm water management plan but we are also properly regrading and seeding the lake banks, replacing old drainage pipes and creating new artificial habitats for the fish in the lakes.

We plan to do one lake at a time. When maintenance is completed on a lake, it will be put back to its natural state before the contractor starts on the next lake. Most of the dirt that is being excavated from the lakes is being sold to pay for the cost of the excavation. The Association is also receiving a portion of the revenues from the sale of the dirt. This income is being accounted for and will be put into the Association accounts. The money will be used for special projects and general operating expenses. It will help make improvements in the community without having to raise annual assessments. We expect the maintenance of each lake, depending on the size of the lake, to take about six months to complete. There are very few homes on these lakes at this time, so it is a good time to do this work. In the end, it will benefit everyone. The project is moving along nicely and by the end of the year, we anticipate four of the six lakes in the program will have been finished.

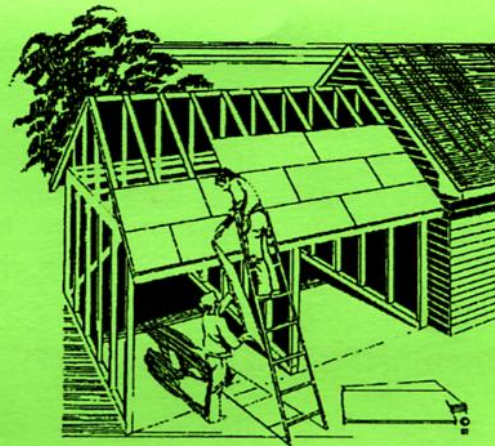
SEWER PROJECT

Lots in the Sands subdivision were originally obligated to use septic systems to handle wastewater until the subdivision was 50 percent built out. Once the subdivision was 50 percent built out, all property owners would have to hook into a County sewer system that would move the wastewater through pipelines to a treatment plant. Basically, the septic systems would have to be modified and all homes would have to hook into the new sewer system.

We know sewer lines have to be installed when the subdivision is 50 percent built out and when they are installed, the County will assess all property owners for the cost of the installation.

Since we know we will have to pay for the cost of the sewer line installation, it would be much cheaper and easier to do the installation now when there are only seven homes as opposed to when the community is 50 percent filled with homes.

We estimate the cost will be four to five times greater if we wait until 50 percent of the homes are built before the sewer lines are installed. Central water lines are already in place and ready for use. We are, therefore, working with the County utility to install the central sewer lines sooner rather than later for an approximate cost of \$2,000 to \$2,500 per lot, which will be spread over a 10-year period. By doing this project now the lot owners will save thousands of dollars. We are trying to schedule the installation for 2005 - 2006.



ARCHITECTURAL CONTROL

The Board of Directors, in anticipation of more homes being constructed in the subdivision in the near future, is working to redefine some existing architectural control requirements and set forth new guidelines for the construction of new homes in the subdivision. The previous guidelines were very general and set up some 30 years ago and do not apply to the needs of people in the new millennium.

These new standards will be discussed in detail at the March annual membership meeting.

If you are interested in building a home, please contact the management office for direction as to what you must consider when planning your home. Also, prior to the start of construction, you are required to submit an application and a set of building plans to the Board of Directors for approval. It is not the intent of the Board to dictate what and how you build, but rather their concern and responsibility to ensure continuity and quality within the subdivision.

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PROPERTY TRANSFER FEE

The maintenance of the membership rolls is a necessary and critical function of the Association. Significant costs in connection to updating and maintaining membership rolls have been incurred by the Association.

Under the circumstances, and in an effort to control Association costs, the Board has adopted a Resolution authorizing the Association to collect a fee when a lot or tract is transferred from one owner to another. Effective immediately, there shall be an assessment or charge of \$30.00 per lot or tract due and owing the Association from any person who acquires an interest as an owner in a lot subject to the restrictions. This shall include a person acquiring an ownership interest by voluntary transfer, foreclosure

lots transferred by a single conveyance (i.e., deed) the assessment or charge shall be \$30.00 plus \$10.00 for each additional lot contained in the conveyance. The fee shall be due and payable at the time of transfer of title to the property. In the event the assessment or charge is not paid at the time of transfer, it shall be added to the annual assessment for the respective property and subject to collection as set forth in Article III of the Restrictions.

HURRICANE INFO AND SOLICITATIONS

Some of you have called inquiring as to the condition of your property following our now four major hurricanes. We suffered minor damage and no flooding. We have been fortunate so far in not having suffered any serious damage to our office as well. We can only hope this good fortune continues to the end of this seemingly never-ending 2004 hurricane season.

Some of you advised us that you have been solicited by prospective buyers telling you the area was destroyed, flooded, or severely impacted, encouraging you to sell quick and cheap. Not true. Whether you sell or not is, of course, your option, but we hope it isn't due to this new scam.

NEW ENTRY SIGNS

The Association is working on the design of new subdivision entry signs. These will be large, monument type signs to be installed along County Road 771 at Harness Road and at Brig Circle North. There are also two smaller signs being planned for other access roads into the community.

LANDSCAPING IMPROVEMENTS

As more people come to the community and property values increase, there is more of a need to upgrade the appearance of the common areas. Along with the lake maintenance project, the Association is upgrading Harness Road with additional mowing and trimming maintenance and the addition of a few new trees.

Plans are also in the works to provide a landscape buffer of vegetation and trees along the northern property line of the subdivision.



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