



Board of Directors
Association Office
Change of Address
Annual Meeting & Election

A Deed Restricted Community

December 2016

2016 Board of Directors

President Rick Gardner
Vice President Geraldine Chesney
Secretary Linda Konings
Treasurer James McNally

The Board of Directors' Meetings are open to the public. The dates and times are posted on the web site and are usually scheduled on the fourth Wednesday of the month at 1:00 p.m.

WE'VE MOVED!
Association Office

The management firm of Grande Property Services manages the day-to-day operations of the Association. All Association business is conducted from the office in Rotonda and is accessible to you when you visit the area. **The Association office has moved to 3754 Cape Haze Drive, Rotonda West, Florida 33947**, the former Rotonda Community Center that is approximately 0.2 miles from our previous location. We look forward to meeting you, so 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 Lakes Conservation Association
P.O. Box 520, Placida, FL 33946-3100
(941) 697-9722 Fax (941) 697-0738
Email: info@rotondalakes.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 of the events in our community.



**Annual Meeting &
Election of Directors**

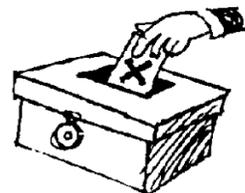
The 2017 Annual Meeting of the Rotonda Lakes Conservation Association will be held March 29, 2017. The main order of business will be to elect the Board of Directors. The Association by-laws provide for five directors with staggered terms. The election will fill only those seats for which the term of office is expiring. This year three directors will be elected for two year terms to fill vacancies on the Board.

Some of you who live in the area may be interested in serving on the Board. We provide this information to those who are interested.

Being a Board member is a commitment to be taken seriously. The management company and the present directors are actively trying to set in motion policies that will effectively chart the future direction of the Lakes 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 A Board position so you can help guide the progress of the community, please refer to the enclosed *First Notice of Election of Directors*.. This Notice 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 3754 Cape Haze Drive, Rotonda West, FL 33947 by 5 p.m. on January 25, 2017.**





Email Address Request Deed Restrictions Beautification & Park

Request for Email Address

The Association Board of Directors and Association Management are requesting that members please provide the Association with a current email address, if you have one. Email may be used to communicate additional newsletters, updates about the community, concerns in the area, and decisions being made or considered by the Board. Members who do not provide an email may miss out on important updates regarding the community. Your email address will only be used by Management to send you information about the Rotonda Lakes community and will not be shared or distributed to anyone. If you would like to add or update your email address on file, please contact the Management office at 941-697-9722 or you can email your information to info@rotondalakes.com.



Deed Restrictions

Rotonda Lakes is a deed restricted community. These restrictions are designed to keep the community looking good for the benefit of all members. The Association wants to address deed restrictions from a positive approach and as an asset to the community rather than be looked upon as being oppressive. We need your support and cooperation to make this program work. The Board of Directors is in agreement that strong, enforceable deed restrictions are necessary to maintain a sense of continuity and well kept properties throughout the community. These guidelines are what make our property owners' association effective. The Directors are taking an aggressive approach toward the enforcement of the deed restrictions.

Please understand these deed restrictions had to be written so as to address the worst-case scenario. The goal of deed restrictions is to not let individual preferences take away from the overall good of the community.

In general, we do not want to see cars, boats, RV's, trucks or trailers parked in our neighbor's yard, or fences of every size and shape or color throughout the neighborhood, or cluttered, unmowed and unkempt properties. This community is home to all of us. Respect your neighbors by keeping your property neat and well maintained.



The deed restrictions and covenants have been in place for over eight years and for the most part have been very effective and without many problems; however, because of the continuing growth of the community, the Association has scheduled inspections of the community two to three times a month and reports of any violations go to the Board of Directors.

Beautification Committee

The Beautification Committee continues to be hard at work. The Committee members have overseen the planting of new plants and trees. A progressive beautification plan was developed and implemented several years ago including new trees and plantings in the traffic circle at Apollo Drive and Arch Drive.

Thanks to the Beautification Committee members for a job well done! If you would like to serve on this Committee, contact Gale or Garry Valentine, 941-697-8347. They would welcome your help!



Park

We are excited to see residents biking and hiking on the Rotonda Lakes Park trail and appreciate their enthusiasm and positive feedback. Benches around the trail provide rest and observation points. We reshelled the park path and added an entrance to the trail on Arch Drive. We live in a community with no sidewalks. The park trail provides us with a safe and diverse environment in which to exercise and enjoy the native flora and fauna. Keep your eyes open for wildflowers, birds, and butterflies as you make your way around the lake. Leashed dogs are welcome, and it is important to pick up after them as people are walking on and off the trail. Thanks to the Rotonda Lakes Board of Directors and the Environmental Committee for making this trail work for all of us!



Association Finances New Home Construction, Mowing & Website



Association Finances

As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Rotonda Lakes Association. Monthly financial reports are prepared to account for all funds 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 property owners to fund the anticipated expenses in the form of the annual Association assessment for each owner.



An invoice for your annual assessment amount will be sent to you in February 2017 with a due date of April 1. You need to be aware that if payment is not received by April 30, a delinquent fee of \$25 will be charged to your account.

All monies 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 February, 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. 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. **Invoices for your yearly assessment fees are enclosed in the Annual Meeting Packet, so be sure to check your envelope carefully before throwing it away.**

New Construction Compliance

The Association has established a new construction compliance program that requires a refundable deposit for any home site that is under construction. This helps us ensure the contractor will maintain a clean, neat and safe building site that will not be an eyesore to the community and that all community rules and guidelines are upheld during construction.

Association Mowing

The Association's mowing program includes mowing of the rights-of-way, common drainage areas and mowable vacant lots six times per year. The mowing schedule provides a better overall appearance to the subdivision. It also prevents additional natural vegetation from growing to an unmanageable size in the rights-of-way. This program has benefited everyone in one form or another and the Board plans to continue this program. The County has also applauded the Association's efforts and results. This has helped keep your MSBU Street and Drainage taxes from increasing.



We recognize that some residents are experiencing problems with Brazilian Pepper trees encroaching from neighboring vacant lots. The Association is not currently sponsoring a program to remove pepper trees from vacant lots; however, the County does allow for an adjacent lot owner to **hand trim** up to 10 feet onto a neighbor's lot to address encroaching vegetation. Please do not otherwise cut or grind any pepper trees or vegetation on a neighboring lot without the owner's written permission and a permit from Charlotte County. Contact information for vacant lot owners can be obtained in the Management office or on the Charlotte County Appraiser's website. In the event that the vegetation on a vacant lot is properly cleared, the Association's mowing program will help to maintain the lot and keep those plants from growing back.



www.rotondalakes.com

Many of the documents pertaining to the Association have been uploaded to the website at www.rotondalakes.com. You will find a copy of the By-Laws, Deed Restrictions and Building Guidelines as well as forms for Parking Passes, Requests for Modification and Address Changes. You may also read the Board of Directors' meeting minutes and pay your bill online.



Please visit the website 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: info@rotondalakes.com

County Appraiser's Website

To find all kinds of information regarding your property, go to the Charlotte County Appraiser's website at www.ccapraiser.com. Click on "Record Search," then "Search Real Property Records." When the Real Property Record Search menu comes up, you can enter your name, the property address, the Parcel ID or the "Short Legal." The Parcel ID and "Short Legal" can be found on your tax bill that was recently sent by Charlotte County. The "Short Legal" starts with RRL 000 (enter only the numbers as they appear on your tax bill). Click on Run Search. Click on the 12-digit number to the left of your name. A whole page of information is revealed about your property. If you have any questions, please contact the Management office.



*** NOTICE ***

Please be advised that because of the various laws that protect the gopher turtles seen on many lots, it is mandatory that before any pepper trees or vegetation are cleared from any property, a permit from Charlotte County be acquired. Further, lot owners are not permitted to go on a neighboring lot to clear invasive vegetation without a permit from Charlotte County and the express written permission from the neighboring lot owner.



Attention Owners & Renters

New tenants may be unfamiliar with the area and need to know up front what they can and cannot do so they can avoid violating the deed restrictions. As a property owner, it is your responsibility to inform your rental agent that Rotonda Lakes is a deed restricted community and provide them with a copy of the deed restrictions so they can pass them on to your renters. If tenants are uninformed, they move into the community and may make mistakes, then owners receive notices of deed restriction violations.

If you have new neighbors in your area and they are having difficulties with the deed restrictions, it could be because they have not been properly informed. If you think this may be the case, contact the Association office and they can provide a copy of the deed restrictions to your new neighbor. The office only receives information on title transfers, not rentals, so there is no way the office can track rentals.

We sincerely hope everyone renting in Rotonda Lakes feels welcome. If you rent a home and need a copy of the restrictions, call the office at 941-697-9722 and we will provide you with a copy, or visit our web site at www.rotondalakes.com.



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 info@rotondalakes.com.

MSBU Advisory Board

The Association is seeking volunteers from the community to serve on the Rotonda Lakes Street and Drainage MSBU Advisory Board. The board meets with Charlotte County Public works staff to discuss and vote on community projects funded through MSBU taxes. This is a great opportunity to learn about and be a part of how the County spends your tax money. The committee focuses solely on projects such as paving and right-of-way maintenance in the Rotonda Lakes subdivision. The committee typically meets about four times a year. If you are interested in serving on the Advisory Committee, please contact the Management Office to obtain an application.

New Home Construction

Over the last three years, the price of vacant lots has slowly gone up. Construction of new homes has also increased. Twenty-six new homes have been started this year and interest in new home construction continues to grow. If you have questions or concerns about new construction in the subdivision, please contact the Management office.

If you are interested in building a home or would like information regarding the procedure on building a new home, visit our website - www.rotondalakes.com - and go to the "Architectural Review" page to download the New Construction Guidelines and building Application or contact the Association office.

