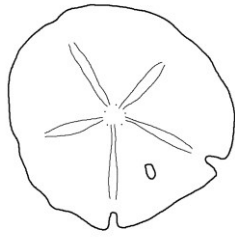


*Sands
at
Placida*



Rotonda Sands
Conservation Association
P.O. Box 520
Placida, FL 33946
www.rotondasands.com

A Deed Restricted Community

January 2020

2019 Board of Directors

President Mark Clabaugh
Vice President..... Bill Lomax
Vice President..... Kevin Cote
Secretary John Zink
Treasurer..... Darlene Brooks

**THANK YOU BOARD MEMBERS!
WE APPRECIATE ALL YOUR HARD
WORK FOR THE COMMUNITY.**

The Board of Directors' Meetings are open to the membership. Dates and times of meetings can be found on our website.

Meetings are typically held the 3rd Wednesday of each month with Neighborhood watch starting at 10:00 a.m. and the Board meeting promptly following at 10:30 a.m. at the Association office. Summer schedules may change.

Annual Member Meeting

The 2020 Annual Meeting of the Rotonda Sands Conservation Association will be held March 18, 2020, at 10 a.m. in the Association management office at 3754 Cape Haze Drive, Rotonda West, FL 33947. The main order of business will be to elect the Board of Directors. The Association by-laws provide for up to 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 are providing the following information for those who are interested.

Being a Board member is a commitment to be taken seriously and overall betterment of the community must take precedent over personal interest. The Board meets on a regular basis, which does call for time away from other responsibilities. Board members must be members of the Association (record owner of the fee simple title to any lot) and serve on a voluntary basis without compensated for their time.



*****First Notice of Election of Directors*****

NOTICE is hereby provided that the annual election of Directors of the Rotonda Sands Conservation Association, Inc. will be held on March 18, 2020 at 10:00 a.m. in the Association management office at 3754 Cape Haze Drive, Rotonda West, FL 33947.

VOTING: The election may be conducted by written ballot, said ballot to be provided in the second notice of election being mailed in January or February. Members will be entitled to the votes assigned to their lots/units.

CANDIDATES FOR THE BOARD: Any lot owner or one eligible person desiring to become a candidate for election to the Board shall provide written notice to the Association at the address provided herein by:

1. Personal delivery to 3754 Cape Haze Drive, Rotonda West, FL 33947.
2. Certified mail, return receipt requested, to P.O. Box 520, Placida, FL 33946.

The written notice of your desire to be a candidate must be signed and received by the Association no later than **4 p.m. on Tuesday, January 14, 2020.**

Any candidate may provide a copy of a one-sided information sheet along with written notice of their desire to be a candidate. The information sheet must be no larger than 8.5 x 11 inches in size and may include a description of the candidate's background, education, qualifications and any other factors deemed relevant by the candidate. A copy of the information sheet will be provided to all eligible voters as part of the second notice of election.

Sands at Placida

Request for Email Address
Association Office
Association Finances & Account Numbers
Association Owned Lots for Sale

Stay Informed with Email Updates

The Association Board of Directors and Management are requesting that members please provide the Association with a current email address. 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. Owners who do not provide an email address may miss out on important community updates. **Your email address will only be used by Management to send you information about the Rotonda Sands 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@rotondasands.com.



Association Office

The management firm of Grande Property Services manages the day-to-day operations of the Association. All Association business is conducted from this location and is accessible to you when you visit the area. **The Association office is located at 3754 Cape Haze Drive, Rotonda West, FL 33947**, the former Rotonda Community Center. 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: info@rotondasands.com

The Association office is open Monday through Friday, except holidays, from 8 a.m. to 4 p.m. **The office staff is not bilingual.**

Association Account Numbers

The account number on your statement is also your property's Block and Lot numbers. The first digit is the unit number, 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 the unit number, the next two digits, "23", are the block number and the last three digits, "456", are the lot number.

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 review 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. 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 January/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. **An invoice for your yearly assessment fee, due March 1, 2020, is enclosed in the Annual Meeting Packet, so be sure to check your envelope before throwing it away.** If payment is not received by March 30, 2020, a \$25 delinquent fee will be added to the delinquent account.



Association Owned Lots For Sale

Over the years the Association has taken ownership of various lots in the subdivision. Some of these lots are available for sale at the discretion of the Board of Directors. A list of available lots is published on the Association website. If you are interested in any of these lots or would like to make an offer, please contact the Management Office.

Remember to visit the Association website at www.rotondasands.com for information regarding documents, forms, boat and RV passes, community news and even pay your bill!

Committees, Architectural Review,
Community Enhancement,
Neighborhood Watch, Trespass Affidavit

Sands at Placida

Committee VOLUNTEERS Needed

ENVIRONMENTAL

- Pollinator Gardens
- Healthy Ponds & Plants

NEWSLETTER

- Quarterly or Semi-Annual Communications
- Time Sensitive Sharing
- Hot Topics

SOCIAL

- Giving Back To The Community
- Fun Gatherings & Projects

We have some fun ideas and projects in the works but **We Need Your Help!** If you are interested in any of the above, please contact the management office.

Architectural Review

The Association is obligated through the governing documents to review any and all new construction and exterior modifications to existing homes or property, prior to any change being made. Rules and guidelines for architectural changes are located on the Association website to help guide you.

WHY do I have to ask permission? These types of community controls are not designed or meant to be intrusive or meddlesome to individual property rights, but rather to protect property values.

The management office is available to help you with your modifications and improvements to your property.

The idea is to work with people to help them accomplish their goals in a way that will not adversely impact their neighbors or the community values. Unfortunately, individuals do not always consider or understand the big picture or overall good of the community when making a change, addition, or even maintaining their property. It is the Association's job to be vigilant for the community and try to make things work together for the beneficial good of everyone.

This will only work if everyone cooperates, so please contact the Association for an application form to be completed and returned to the Association office for any changes or additions you are planning for the exterior of your property (or download the Request for Modification form [RMC] from the website.

Enhance Your Community

General overall upkeep of the exterior of your home and your property greatly increases curb appeal and property value for your home, your neighbor's home, and your community!

- Keep lawns & landscaping looking attractive. Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended.
- Park on your driveway, not in the grass, right-of-way, or road
- Keep your roof, walls, fences and driveway cleaned – Mold can grow quickly
- Paint is a quick and easy way to keep your property looking fresh, new and clean.
- Place & remove garbage containers in a timely fashion
- Pick up after your pets
- Be a good neighbor
- Volunteer for special projects
- Run less or turn off your irrigation through rainy season

The deed restrictions for our community are very important. 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 Association does regular inspections of the community to try to address issues as quickly as possible. The complete set of Covenants and Restrictions can be found on the Association website.

Neighborhood Watch

The Rotonda Sands Neighborhood Watch program holds monthly meetings with our local law enforcement representatives to discuss issues observed in the community. Neighborhood watch meetings are typically held on the third Wednesday of each month at 10:00 a.m. (30 minutes prior to the Association Board meetings). If you are interested in participating, you can attend a meeting or contact the Association office for more information. Additionally you can download the neighborhood watch app called "Neighbors by Ring" details at <https://shop.ring.com/pages/neighbors>.

Trespass Affidavit

The Association has been working closely with the Sheriff's office to cut down on the general public's use of the common areas especially for fishing. An authorization for trespass violations is on file with the Sheriff's office for all Association property. The same affidavit can be filed by owners of vacant lots so that trespassers can be immediately removed without having to contact the property owner. If you are interested, this form can be obtained in the management office or on the Association's website.

Sands at Placida

Visit the Rotonda Sands Website at
www.rotondasands.com
Email us at: info@rotondasands.com

*** WILDLIFE NOTICE ***

WILDLIFE exists among us - be careful while out walking in the community. Keep yourself and your pets safe and under no circumstance feed any wildlife.

REMINDE your family, friends, and anyone with a pet to be careful while fishing or just being by the water. Wildlife is Wild! **BE AWARE OF YOUR SURROUNDINGS.**

COYOTES/BOBCATS: We are seeing increased Coyote activity in the area. If you run into a coyote or a bobcat while you're outside, be aggressive: Act big, yell, flail, and even throw small objects at him to let him know he is unwelcome in this area. Do not turn your back on a coyote or run from him. Always supervise and leash your pets, particularly at dawn or dusk.

ALLIGATORS: Persons with concerns about an alligator should call the toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). The Florida Wildlife Commission (FWC) will then dispatch a nuisance alligator trapper to remove the gator. Generally, an alligator may be deemed a nuisance if it is at least four feet in length and the caller believes it poses a threat to people, pets or property. Alligators removed by these trappers are killed and not relocated. FWC may request permission from the Association to enter common property. This permission has been granted and anyone may call the Management Office at 941-697-9722 to verify. For more info visit MYFWC.com/alligator.



PROTECT GOPHER TORTOISES: It is recommended that owners contact Charlotte County regarding any required permits before clearing vegetation from vacant lots. Further, lot owners are not permitted to go on a neighboring lot to clear vegetation without a permit from Charlotte County and the express written permission from the neighboring lot owner.

Outdoor Water Conservation Tips

- Get a rain gauge to measure rainfall. One inch of rain per week is generally sufficient for lawns and gardens.
- Use mulch around landscape plantings. Mulch will help eliminate weeds and hold moisture in the soil.
- Select hardy plants that don't need much water. Native plants adapt to our climate and soil, and survive well without supplemental watering.
- Water during the cool part of the day to avoid rapid evaporation.

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. The lakes are owned by the Association and it is our responsibility to maintain them.

****PLEASE NOTE: The lakes and canals are reserved for the use of Association members only, not the general public. As a member of the Association, if you do choose to fish the lakes, please be courteous and do not fish directly behind someone's home.**

If you see someone who is trespassing on or around the lakes (including fishermen), you are encouraged to call the Sheriff's office by dialing 941-474-3233 (non-emergency).

In addition to lake maintenance, the Association also maintains the medians and signs, picks up trash throughout the subdivision on a regular basis and maintains the lake banks. The Association also mows the road rights of way and vacant lots, if the vacant lots are mowable, six times per year. Finally, the Association continues to manage the growth of invasive Brazilian Pepper Trees through cutting and spraying. If you are aware of an area with Brazilian Pepper Tree growth that needs to be addressed please contact the management office or visit the Association's website to submit a work order.

County Appraiser's Website

To find all kinds of information regarding your property, go to the County Appraiser's website at www.ccappraiser.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 the County. The "Short Legal" starts with RSD 001 (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.

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.

