



FARR, FARR, EMERICH, HACKETT, CARR & HOLMES, P.A. | 1924

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August 25, 2020

**VIA U.S. MAIL and E-MAIL**

To: Rotonda Sands Lot Owners with fire damaged lots

Re: Cleanup of fire damaged lots

Dear Lot Owner,

This law firm represents Rotonda Sands Conservation Association, Inc. (the "Association"), the community association for the Rotonda Sands subdivision in Charlotte County, Florida (the "Subdivision").

Your lot was damaged by fire on approximately February 24, 2020 and now contains dead or fire damaged trees and related materials and is in a generally unsightly and unsafe condition.

The Subdivision is governed by documents that include the Restatement of Covenants and Restrictions for Rotonda Sands dated March 16, 2016 and recorded in the Official Records of Charlotte County, Florida at OR Book 4075, Page 1618 (the "Declaration").

Pursuant to Article 9 of the Declaration, each Owner of a Lot in the Subdivision must maintain the Lot in good and appropriate condition. Moreover, if an Owner fails, in the sole discretion of the Board of Directors of the Association (the "Board"), to maintain the Owner's Lot in the condition required by the Declaration, and although we prefer not to have to take this action, the Board may after 10 days' written notice take such action as is necessary to bring the Lot into proper condition and recover the cost thereof from the Lot Owner.

Attached hereto is a list of contractors that are available to remove fire damage material from your Lot(s). Please accept this correspondence as 10 days' written notice, pursuant to the Declaration, asking you to remove the dead fire damaged material from the Lot. These trees could become very dangerous to your neighbor's property in general but especially during a hurricane.

Rotonda Sands Lot Owners  
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In light of the nature of this situation, the Board is asking you to contact the Association manager below, no later than Friday, September 4, 2020, complete all necessary fire restoration work on your Lot(s) by September 25, 2020.

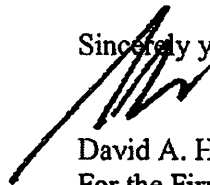
Barbara Thomas  
Community Association Manager  
Grande Property Services  
3754 Cape Haze Drive  
Rotonda West, FL 33947  
(941) 697-9722 Ext. 107  
[barbara@myflmanager.com](mailto:barbara@myflmanager.com)

The fire was caused by a contractor working in the Subdivision and the contractor's insurance may provide coverage that will reimburse you for some portion of the cost of restoration. The insurance adjuster's information is below. ***Please note that possible insurance coverage does not relieve you from your obligation.***

Cynthia Pasternak-Giocondo  
Liberty Mutual Insurance Company  
(315) 431-6144  
[Cynthia.pasternak@LibertyMutual.com](mailto:Cynthia.pasternak@LibertyMutual.com)

Thank you for your immediate attention to this serious matter.

Sincerely yours,



David A. Holmes  
For the Firm

DAH/jb  
Enclosure: List of Contractors

**Contractor List:** Below please find a list of contractors that have showed an interest in bidding on your fire damaged lot. You are also welcome to use a contractor of your preference. This list is only supplied as a courtesy. We do recommend that you choose a contractor that is licensed and insured for your protection.

**JOSH BROWN**

941-270-1039

**ADAM PABLO**

941-445-3027

Or

[aquaticconsulting@gmail.com](mailto:aquaticconsulting@gmail.com)

**HAZELTINE**

Steve Hazeltine Tree Services

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