

The Cottages

2024 Annual Meeting



2024 Annual Meeting Agenda

February 28, 2024

1. Call to Order
2. Proof of Notice of Meeting
3. Establish Quorum
4. Approval of Prior Year's Annual Meeting Minutes
5. Reports of Officers and Committees
6. Old Business
7. New Business
 - A. Vote on Financial Reporting Waiver
 - B. Announcement of Directors
9. Adjournment
 - Resident comments: Bridge Fund Bob Taylor

Organizational Meeting of Directors immediately following

**REPORTS
OF
OFFICERS**



Kiki Scovel

President



Paul Barnicke

Treasurer



Dennis Lowe

Secretary

Landscaping

2023

- Re-designed the west entry
- Tree roots trimmed
- Added new landscape lighting
- Added pink bougainvillea at island
- Replaced unattractive plantings
- Coordinated Green Acres, Irrigation, Landscape lighting



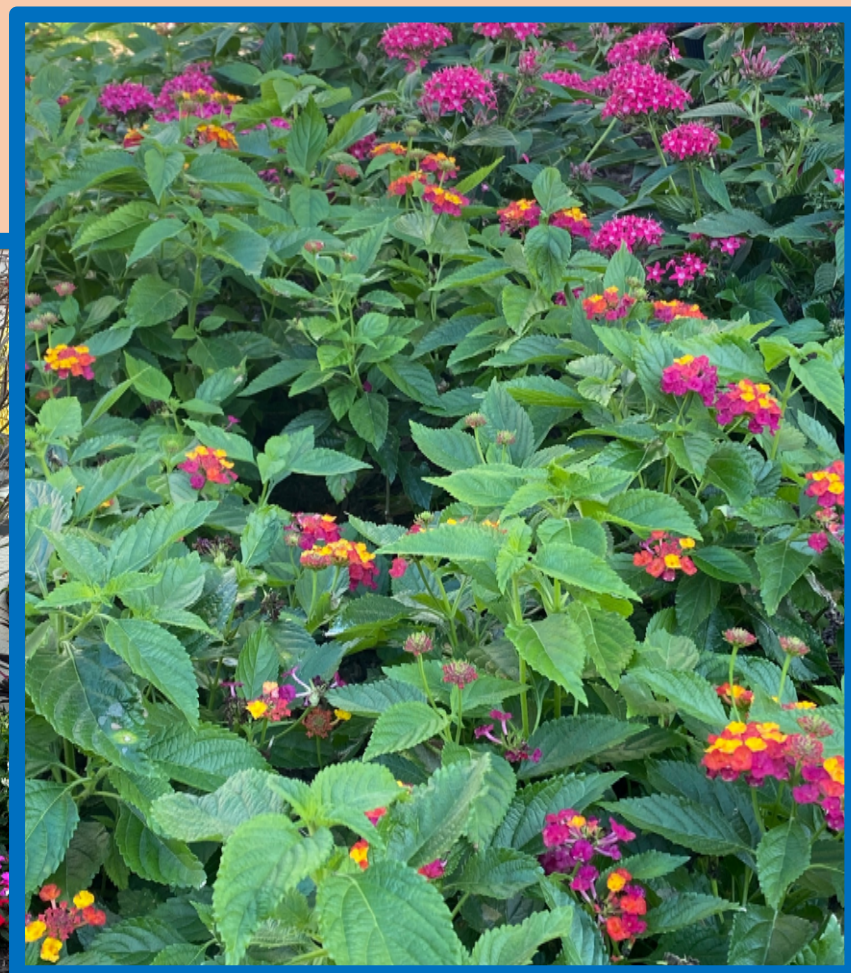
Kiki Scovel, Landscaping Committee

Street Appearance is Everything!

Landscaping

Residents Help By:

- Replacing dead lawns & plants
- Power washing roofs & Driveways
- Taking pets to mulch areas not grass



Street Appearance is Everything!



GREEN ACRES

STEVE KUBICSEK, OWNER

MARK KUBICSEK, ON-SITE SUPERVISOR

ONLY \$100/MONTH INCREASE FOR 2024

Contract covers:

- BASIC lawn and shrub maintenance
- Hedge trimming for proper shape and size
- Fertilization 3x per year
- Weed control 5x per year (3 spray; 2 granular)
- Call GA with special requests

Green Acres is Green Management Certified by UFIA*

*Univ. of Florida Institute of Food & Agriculture



MULCH

\$9,050





Palms & Boots Trimmings

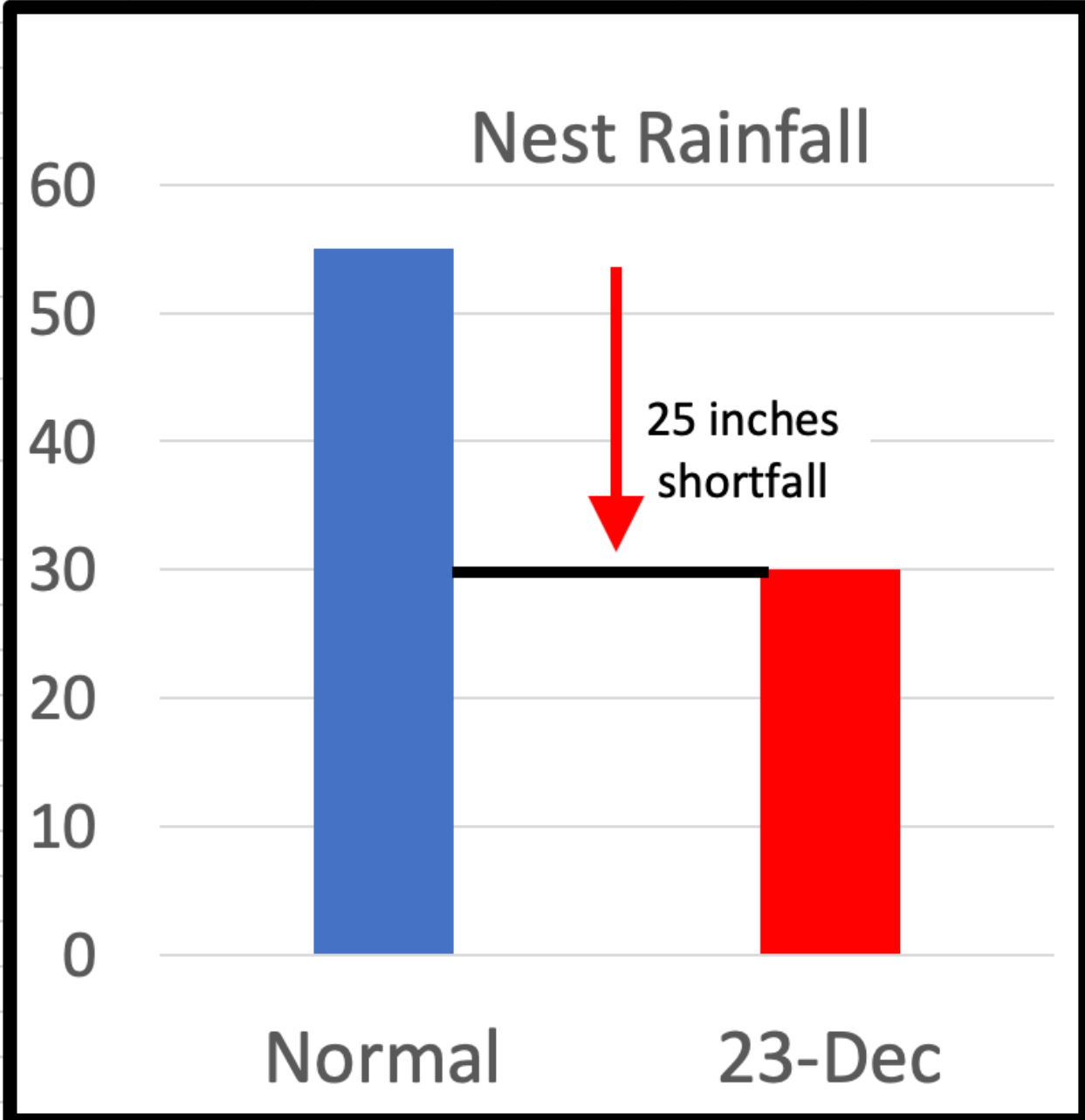
\$7,250



A RAINY WINTER MEANS THE DROUGHT IS OVER BUT...

Normal	55
23-Dec	30
Shortfall	25

2023 YE Rainfall 25" below normal



... *Bay Creek CDD controls
the watering*

- 💧 *pumps allow watering only once per week however---*
- 💧 *hand sprinklers are allowed*
- 💧 *store hoses out of sight please*



REMINDER:

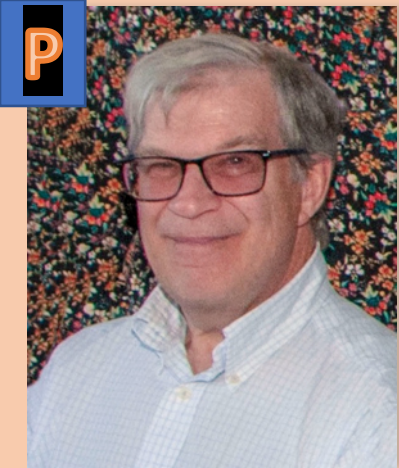
A DRC is required for ALL exterior projects including landscape changes.

The Cottages Webpage ...

*HOA Business, Agenda, Covenants,
Vendors, Newsletters, Forms*

www.cottagespl.org





Paul Barnicke, Treasurer

Financial Status


December 2023

The Cottages is in good financial shape:

- **\$49,000 Operating Bank Account**
(meets our target of 3 month's operating expenses)
- **\$153,000 in Reserves**

2024 Budget

Quarterly fee increases

\$899  \$1,019 (13%) per quarter

- Contractors increase monthly maintenance charges due to increase in their operating expenses and Hurricane Ian
- Insurance, equipment, fuel, chemicals, fertilizers
- Costs of retaining and hiring qualified employees
- Large part of increase - Reserves contribution for painting



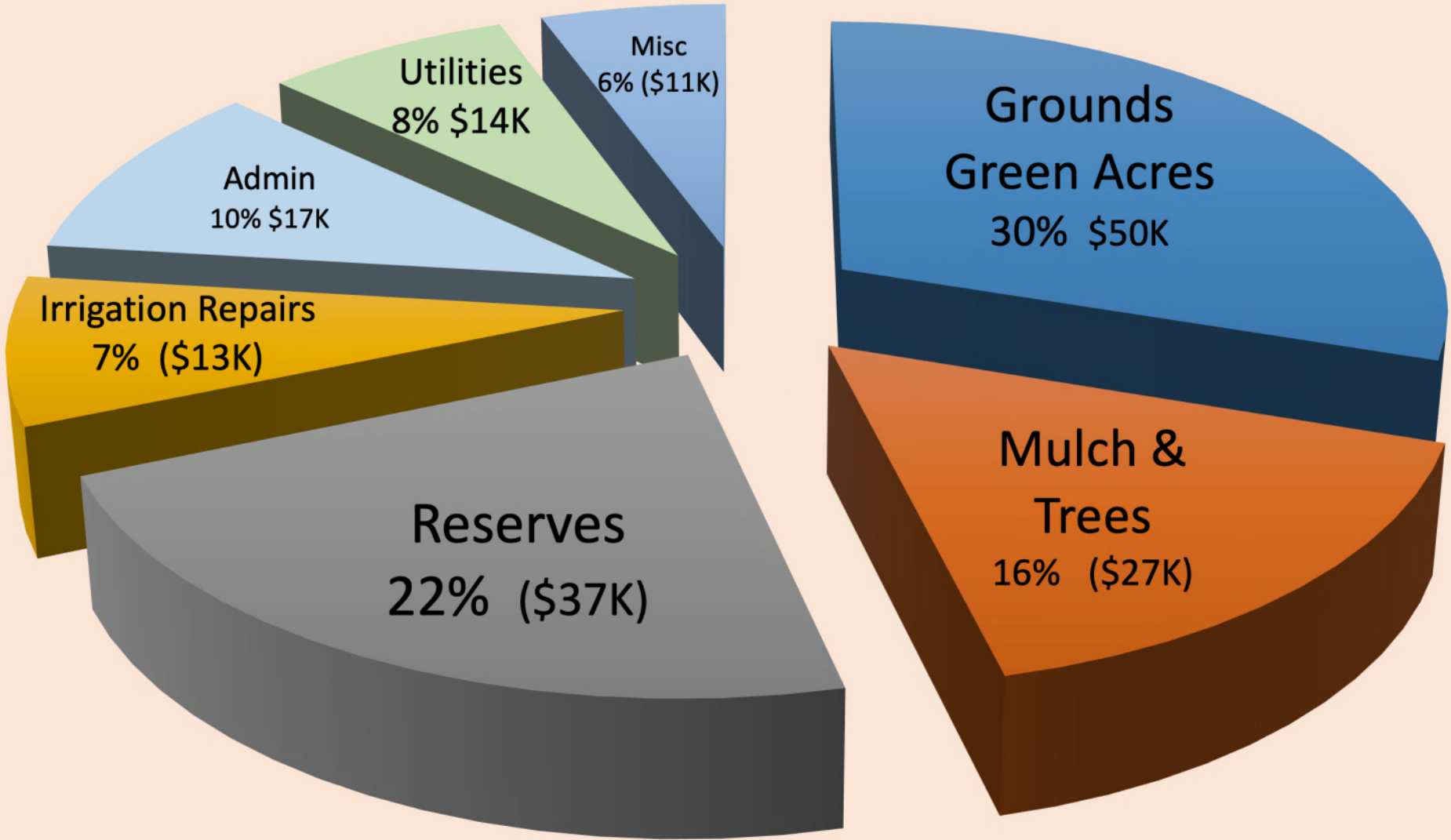
2024 Budget \$167,000

2024 Budget Summary

Summary	2,024	
Green Acres	50,280	30%
Mulch & Trees	27,000	16%
Reserves	37,489	22%
Utilities (water, electric)	13,700	8%
General Administrative	16,669	10%
Irrigation Repairs	12,500	7%
Misc	9,400	6%
	167,038	100%

Misc	
Landscape Improvements	3,000
Pest Control	2,400
General maintenance	3,000
Lighting / Fountain	1,000
	9,400

Landscape	
Mulch	13,000
Trees	14,000
	27,000





Reserves Funding Requirements

		Years to Replacement											
		1	2	3	4	5	6	7	8	9	10	11	
2024 Contribution/ yr	Reserve	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
\$26,965	Painting houses	2 years		\$175K									
\$1,241	Roads sealing	4 years				\$6,5K							
\$2,066	Mailboxes	5 years					\$15K						
\$2,500	Irrigation wiring (East)	10 years										\$25K	
\$3,750	Roads - new asphalt	12 years											\$45K
\$886	Gazebo	32 years											\$40K

Need to build to this amount in

Reserves to be funded \$37,408 in 2024

*The Cottages
Resident cost
per week*

\$78

HOA Fee	
Cost per home*	Week
GA Landscaping	\$23
Reserves Contribution	\$18
Mulch & tree trimming	\$12
Administration**	\$8
Irrigation Repairs	\$6
Irrigation Water	\$4
All Others***	\$7
	\$78
* Homes & Common Areas	
**Administration Fees, Insurance, Resort Management, mailings	
***All Others Electricity, Fountain , General Maintenance & Landscape improvements	

D



Dennis Lowe

Maintenance Report

- Landscape lighting
- Gazebo repairs
- Entry pavers power wash
- Road curbs
- Mailbox painting
- New Gazebo lights
- New bulletin board

A night photograph of a garden path. The path is illuminated by warm, yellow lights. On the right side, there is a sign that says "The Cottage" in a cursive font, set within a glowing yellow oval. The background is filled with trees and foliage, all lit up with the same warm, yellow light. The sky is dark blue.

Landscape lighting

Broken lights replaced
New transformer at gazebo
Added new lights
Adjusted all lights for best lighting

Gazebo pergola gets repairs

Replaced 4 rotted
support beams

Power washed &
painted pergola

Project took 3 days

Cost - \$2,337





Entry pavers

- *Pavers power washed & sealed*
- *Curbs cleaned
Olde Cottage Lane*

Cost - \$5,500



Mailboxes Painted

ASAP Mailboxes

- Painted 41 mailboxes & posts with marine paint
- Wet sandblasting, priming and painting took 2 weeks
- Painting cost less than half cost of new mailboxes

Mailboxes Painted

- Sand blasting
- Priming
- Painting

\$5,400



*Painting
mailboxes
\$5,400*



D *Tree root removal & curb repair*

- *Tree roots lifting curbs*
- *No drainage – stagnant water*
- *Baby frogs, rotting leaves, odor*
- *Cut out oak roots*
- *New concrete sections of curb*

Cost - \$15,000





Tree root removal

- *Soto Tree Service – 5 areas*
Cost - \$1,875



Curb repairs

- Four areas repaired
- 150 feet



New Gazebo Lights



\$200

Installations by Paul Barnicke

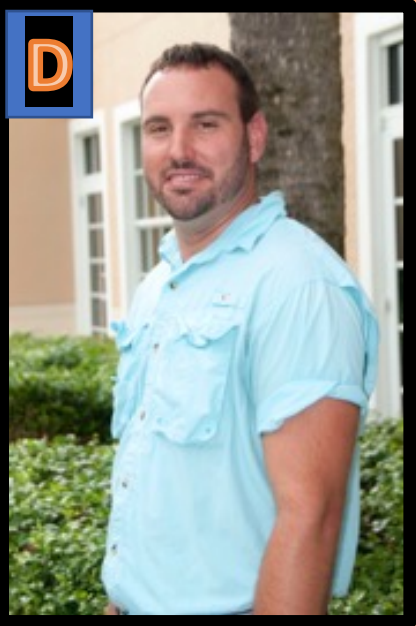
New HOA Notice Box

- *Weather resistant PVC*
- *Meeting notices posted in compliance with law*
- *Installation by Paul B.*

\$278



D



Dan Geist
Owner & President
Bradford Solutions

Irrigation System

Bradford Solutions

“Keeping The Cottages Watered”

- **Monthly Wet Checks (\$175 per month)**
- **Repairs as needed (\$95/ hour plus parts)**
- **Emergency leaks**
- **Call Resort or Board for HOA irrigation repairs**



Salvadore
Irrigation Assistant



D

Seasonal Fountain runtime

Fountain set to run
3 hours May – Oct.

Seasonal runtime:
1 – 10 pm

Energy & cost saving:
\$890



Critter Control

D



Gene Kepes
Owner



HOA pays for re-baiting of boxes




Residents pay

- repair of woodpecker holes
- other critter related requests



COST:
\$2,500 / yr.
Re-baited quarterly

Future Projects

1	2	3	4	5	6	7
2024	2025	2026	2027	2028	2029	2030
	<div style="text-align: center;"> <div style="border: 1px solid black; background-color: #4a7ebb; color: white; padding: 5px; margin-bottom: 5px;">Painting</div>  <p>\$150,000 \$27K/yr</p> </div>		<div style="text-align: center;"> <div style="border: 1px solid black; background-color: #4a7ebb; color: white; padding: 5px; margin-bottom: 5px;">Road Sealing</div>  <p>\$6,500 \$1,240/yr</p> </div>		<div style="text-align: center;"> <div style="border: 1px solid black; background-color: #4a7ebb; color: white; padding: 5px; margin-bottom: 5px;">Mailboxes</div>  <p>\$15,000 \$2,000/yr</p> </div>	



Holiday decorations and new landscape lights brighten Cottages entrance

Ruth and Jerry Lindmeyer have decorated the Cottages entrance with lights and wreaths. Thanks to those residents that volunteered to help and to those that offered to donate for new decorations if necessary.



Dennis, we enjoy doing the decorations and it only takes a couple of hours. We did have several volunteers but we finished before we could decide who to call. Please mention that we appreciate all the offers to help.

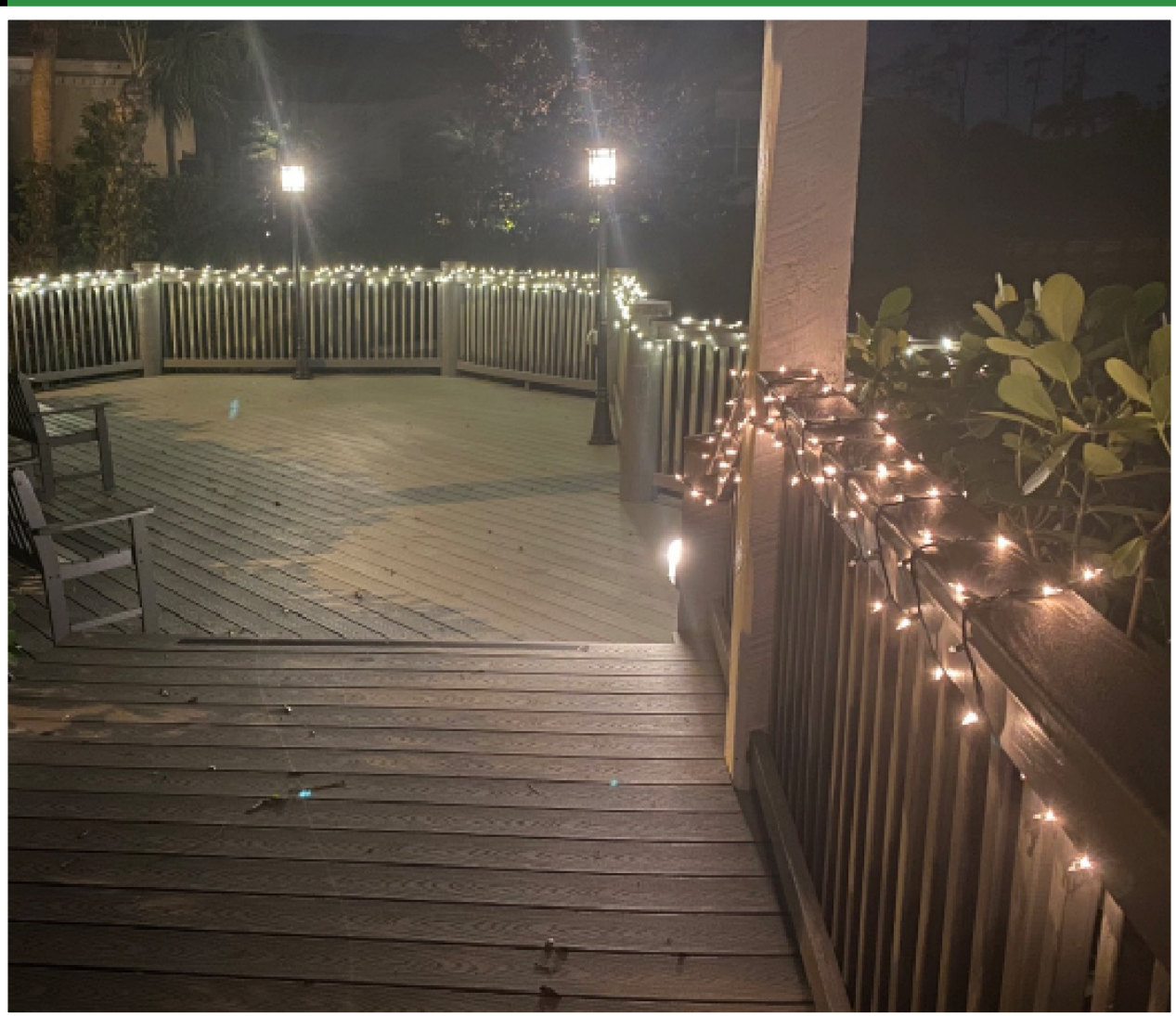
Jerry

Quarterly Newsletters

Dennis Lowe, Editor

Holiday Decorations

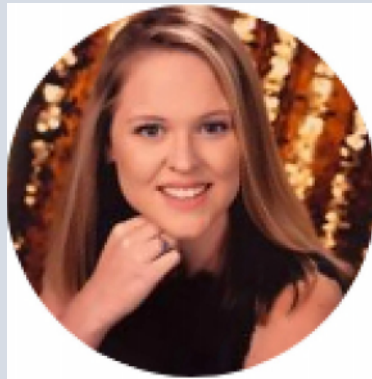
Kiki Scovel & Paul Barnicke



Resort Management

Questions, Problems, Concerns

Resident's
questions,
problems



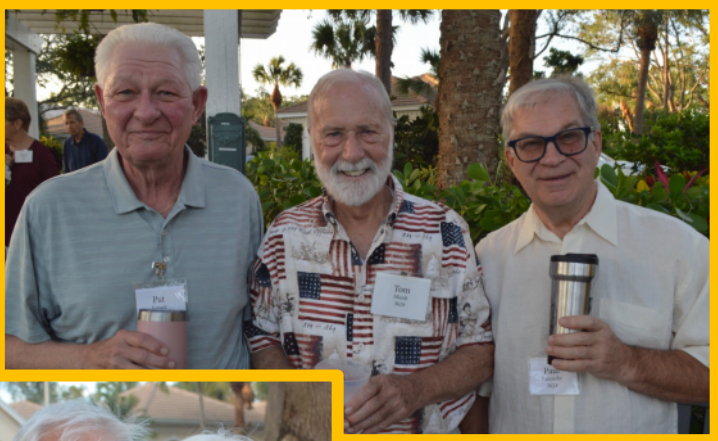
Megan Tatum
Resort Management

239-645-4187, Ext: 2851
mtatum@resortgroupinc.com

Cottages
Board
Meetings

- Contracts
- Financials
- Covenants
- Sales & Lease
- Billing

RAINOUT at 2023 The Cottages Social

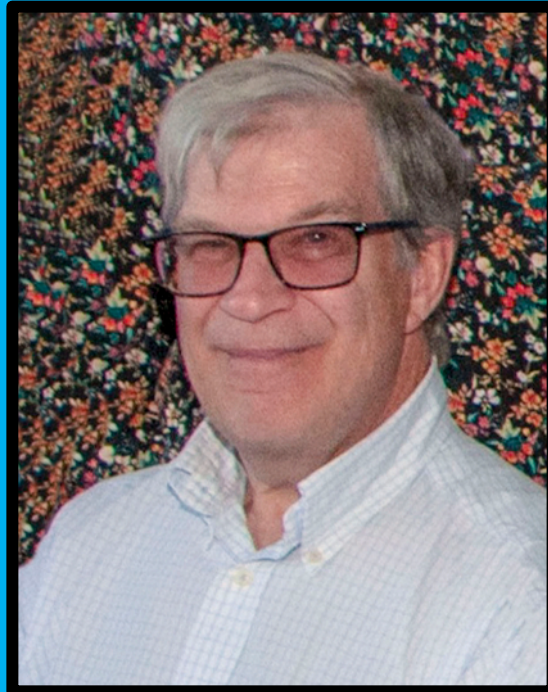


2024 Cottages Board



Kiki Scovel

President
Landscaping
Website



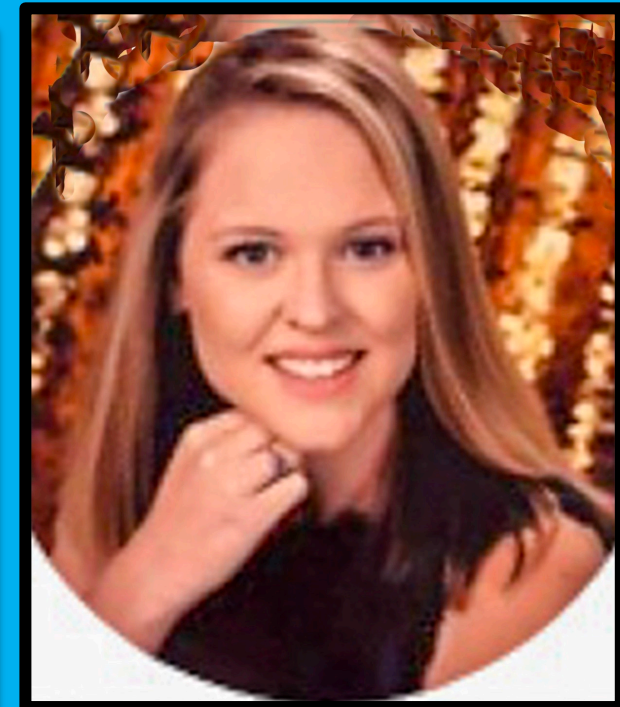
Paul Barnicke

Treasurer
Maintenance



Dennis Lowe

Secretary
Maintenance
Newsletter



Megan Tatum

Resort Management

Time to PARTY!!!!!!

