



*The  
Cottages*

**Newsletter**

Winter 2020



Kiki Scovel  
President

## President's Message

The Board recently accepted Joe Sidoti's resignation. Joe brought his construction and contracting expertise to The Cottages community and saved the HOA thousands of dollars as he oversaw various projects and rebuilds. Joe's cheerful willingness to turn his hand to any work that needed to be done, from changing out landscape lights to compelling a vendor to upgrade their work to his standards, has been very much appreciated over the years. Joe, we will miss you and wish you all the best as you move to Naples.



Joe Sidoti

The Board is happy to welcome Paul Barnicke (3628) to fill the vacancy. A resident for 11 years, Paul immediately agreed to join the Board when approached and his CPA experience will be very valuable. Thanks for stepping up, Paul, we look forward to working with you.



*Wishing you all a healthy,  
safe and very  
Merry Christmas  
and  
Happy Hanukkah!  
Kiki*

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# Finances



**Dennis Lowe**  
Treasurer

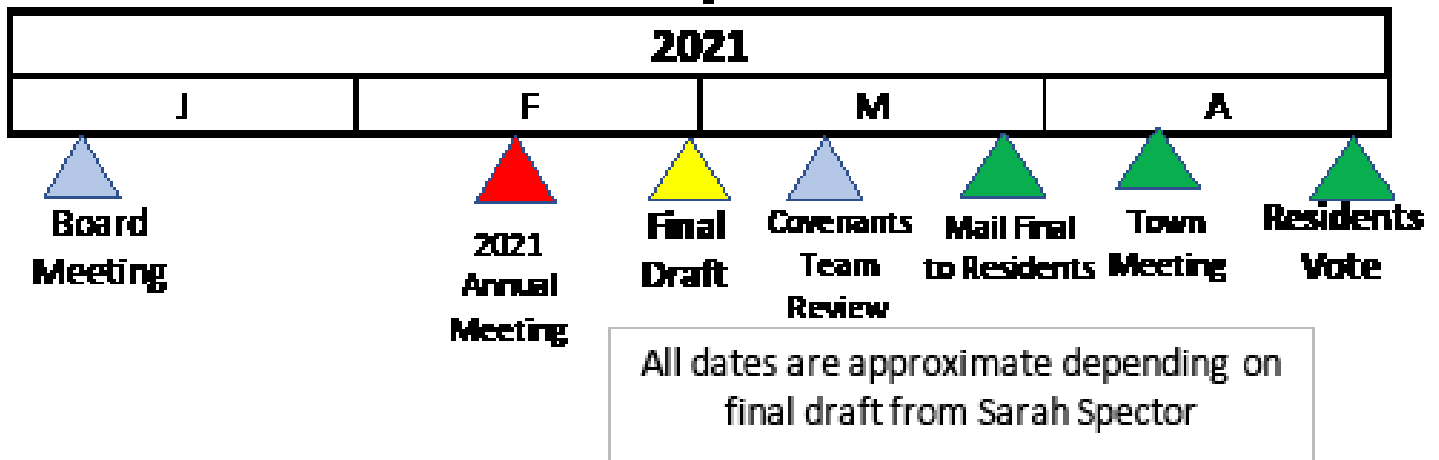
## *No budget increase for 2021*

At the November 12th meeting the Board voted to keep the quarterly fee for 2021 the same as last year at \$840. Unless we have some unforeseen problems such as irrigation pipe breaks, we should come in under budget this year for 2020.

## *Covenants Update Timeline*

Our lawyer Sarah Spector is working on a final draft of our Covenants update. We anticipate a final draft available for review at the beginning of March.

### **Covenants Update Timeline**



# *Clean Roof Responsibility Remains with Residents*

The Cottages Board did considerable research into the subject of cleaning roofs in The Cottages. A letter describing an algicide process called Roof-A-Cide and proposing the option of the HOA taking responsibility for keeping roofs clean was recently sent out asking for your feedback.

About 50% of residents responded to the question of the HOA taking over responsibility for keeping all The Cottages roofs clean. While many residents were in favor of HOA taking responsibility there were concerns also. Among these concerns were:

- Damage from walking on both new and original roofs
- Already have a warranty algicide applied to their roof
- Recently had conventional power washing
- Extra expense
- Provide an opt-out option for those that do not want Roof-A-Cide

After discussion at the October 14th meeting the Board voted to keep the responsibility for keeping roofs clean with the individual homeowners. Trying to sync the timing to get all roofs on the same bi-annual cleaning schedule proved a daunting task and it would be difficult to set up the quarterly fee to be equitable to those who already paid for a roof treatment or wanted to opt-out.

The Cottages Board will continue to follow the PLCA and The Cottages governing documents for issuing notification letters to residents for roofs in need of cleaning. The process will be to issue a violation letter requesting action be taken within 30 days. If no action is taken by the resident after 30 days has elapsed, Resort Management will hire a licensed contractor to clean the roof. The cost of cleaning will then be added the individual homeowner's next quarterly payment.

The Board received quotes from 5 contractors and Coastal Painting was one that met the parameters of price, warranty, EPA certification and approval by tile companies for use on new tiles. Residents might want to consider Coastal Painting's Roof-A-Cide process. Several other local contractors also use Roof-A-Cide or another form of algicide in addition to power washing services.

Thanks to all of you who responded with feedback—it was very helpful in our deliberations.

*The Cottages Board of Directors*



Dear Cottages Residents,

As we all know, The Cottages is growing to be one of the greatest communities in Pelican Landing. The aesthetic appeal is a huge part of what makes it such a great place to live, and that being said, each of us has the responsibility to ensure that our individual property is well-groomed and properly maintained. If one home is unkempt, it affects everyone else and detracts from the overall excellence of The Cottages.

We all need to do our part in keeping up with the tasks that help maintain the beauty of our community, which include, but are not limited to:

- making sure roofs are clean and free of debris
- ensuring that driveways are free from clutter, power washed periodically & uneven pavers repaired
- updating landscaping as needed

If you have plans to make any exterior/structural changes to your property, don't forget to fill out a DRC application, which can be found the Pelican Landing website. Fill out the application and send to the Cottages Board for approval. The Board will then forward your application to the Pelican Landing DRB.

Thank you all for your cooperation in this matter.

*The Cottages Board*

# *Landscaping News*



# *Landscaping News*

## *Palm Trimming*



Steve Kubicsek  
President, Green Acres



## *Mulch*



## *"The Cottages Look Good"*

Green Acres applied pesticide, weed killer and fertilizer to the Cottages turf and shrubs during September. These applications reduce insect damage and help growth.



Steve Kubicsek



*Eagles land on  
Hurricane 12 fairway*



# *The Standoff*

*Who's territory is it?*



## Cottages 2021 Board Meetings

**Board Meetings 10:00 am 2nd Wednesday of each month**

**Meetings will be via Zoom until further notice**

Date	Agenda Items
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2021	January	13	
	February	10	Annual Meeting <b>10:00 AM - meeting</b>
	March	10	
	April	14	
	May	12	
	June	9	No meetings scheduled
	July	14	
	August	11	
	September	8	
	October	13	
	November	10	
	December	8	

## 2021 Property Walk-Arounds

**Walk-Around 10:00 am 1st Friday of each month ; meet at Gazebo**

2021	January	1	Walk-around
	February	5	Walk-around
	March	5	Walk-around
	April	2	Walk-around
	May	7	Walk-around
	June	4	Walk-around

# Irrigation Wiring Solution

At the Nov. 12th meeting the board voted to approve the Bradford Landscape Solutions proposal to install new irrigation wiring on the Cottages West Side for a cost of \$17,770. Other quotes were received, the highest being \$25,916. The wiring system on the East side was installed at a different time and has not experienced the same failures. New wiring may need to be installed on the East in the future.



Each home on the West side will have their driveway closed for paver removal, trenching, laying conduit & wire and replacing the pavers. It is anticipated that each driveway will be closed for about a half day. The only driveway pavers being removed are the first row of black pavers along the street. A paver contractor will work hand-in hand with Bradford Solutions. Contractors anticipate completing about 5 homes a day. ***Work is projected to start around January 6th after the holidays.***



Residents will be notified before work begins on their driveway area so arrangements can be made to temporarily park elsewhere.

## Background

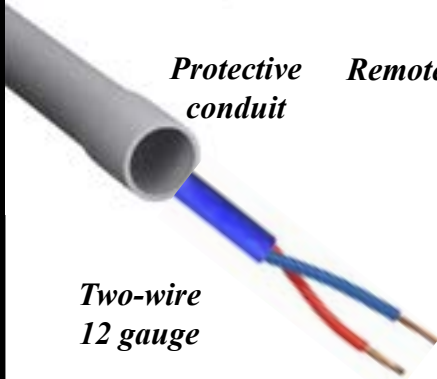
The Cottages irrigation system is old and wiring failures have become more frequent. The current wires were buried in the ground unprotected. They are a thinner gauge that have become more brittle over time. On the west side 6 of the 18 (33%) control valves have had recent failures. Five zones could not be hard wired and had to use a battery system that is expensive and prone to frequent failure. The new wiring system uses a two-wires with heavier 12-gauge wire which will be enclosed in electrical conduit. Decoders will be attached to each valve to identify each valve and enable easy control of all watering zones. Seven lightning rods will be located throughout the system to reduce electrical surge damage. A remote decoder programmer will enable programming, testing and diagnosing.



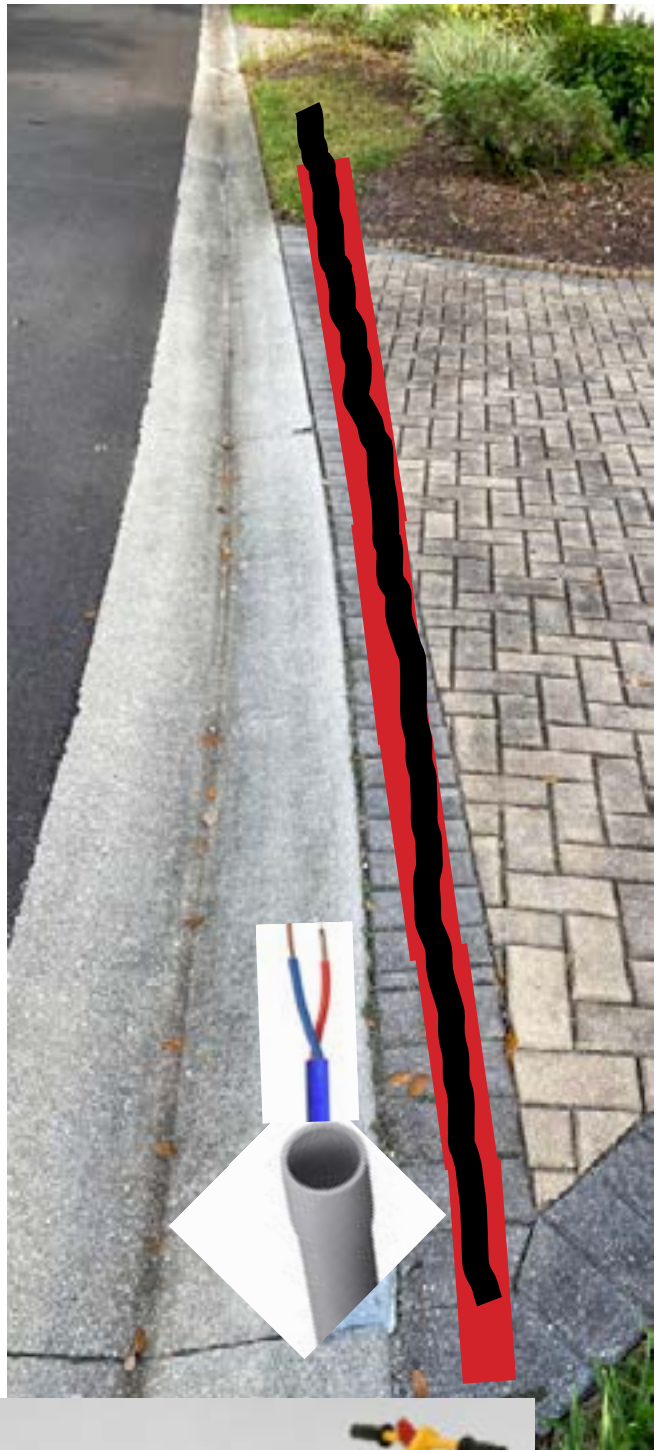
*Protective  
conduit*

*Remote Control*

*Two-wire  
12 gauge*



# Burying new wire



*Red line shows path for trench that will be dug for new irrigation wire.*



*Sean O'Shea returns from a long bike ride*



# *The Pelicans have landed*



*Sculptured Pelicans make a home  
in the newly landscaped  
turnaround on Pelican's Nest Drive.*

# *Scarlette Fernandez is new Cottages manager*

Dear Homeowners,

I would like to take the opportunity to introduce myself. My name is Scarlette Fernandez and I work directly under Kevin Ingledue. Kevin was recently promoted to Regional Director and as such I will be the Community Association Manager (CAM) for your association. I have been shadowing Kevin since August of 2020 and have been with Resort for a total of four years. I recently managed a 685 unit in an on site CAM management position. Prior to working in Resort Management I was a Project Manager for a Restoration/Mitigation company for over 8 years. I will be handling the day to day operations of your community. Please update your contact information for Resort as indicated below:

Scarlette Fernandez, CAM

239-645-4187 Office

[sfernandez@resortgroupinc.com](mailto:sfernandez@resortgroupinc.com)

Kyanna McClelland is my administrative assistant and she can also direct your call and or assist you with miscellaneous issues such as insurance policies, work orders, and what is required in an ARC request.

I look forward to working with your community.

Office Hours:

Monday – Friday 9:00 AM – 4:00 PM

Emergency Calls - After Hours: 239-649-5526

*Please allow me to return your calls and emails within 24 hours. Weekend emails will vary.*

## *2020 Cottages Board*



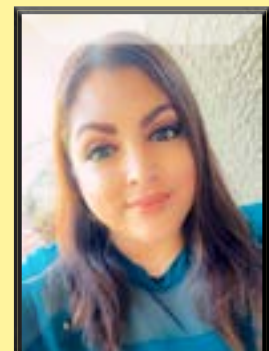
**Kiki Scovel**  
President  
Landscaping



**Joe Sidoti**  
Secretary  
Maintenance



**Dennis Lowe**  
Treasurer  
Newsletter



**Scarlette Fernandez**  
Resort  
Management



Joe Sidoti  
Secretary/  
Maintenance

## *Joe Sidoti leaves the Board*

In the past 5 years Joe has coordinated and personally done a tremendous amount of work and saved the Cottages a lot of money. After Pat passed away Joe has found that his house is just too big and he will be moving to the Naples area. Below are some of the projects that Joe has coordinated. The Cottages will miss him.



*Olde Cottage Lane resurfaced*



*Flagpole donated by Kiki Scovel 17  
installed by Joe*



*Let's keep  
the Cottages great!*

# *Rotted pergola beams replaced*



Dirty pavers power washed



The pergola was power washed and the seasonal flowers will be hung.

# *Clogged drains cause flooding*



New mailboxes  
installed



# *Road Curbs Repaired*



# *New Gazebo Post lights installed*



## *Roads Sealed*

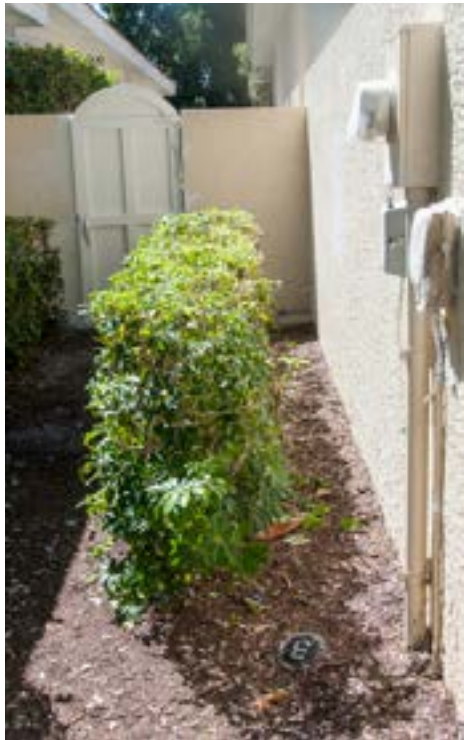
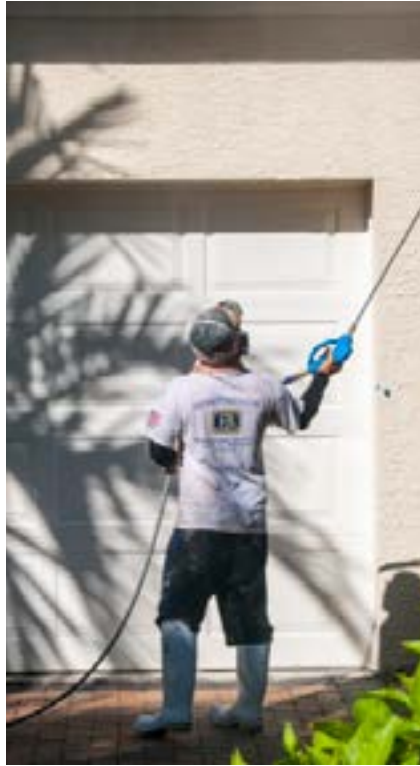
# *Gazebo Pergola beams replaced*





Gazebo gets a major deck replacement

# Cottages Homes Painted



Paul Barnicke has agreed to join the Board and has been appointed to fill the remainder of Joe's term of office. Paul is a long time resident and CPA. Thanks Joe for your dedication to the Cottages. The Cottages will miss you!





Ruth & Jerry have once again decorated the Gazebo<sup>25</sup>  
& entry with Christmas lights. Thanks Lindmeyers!



HAPPY  
Holidays