

A scenic view of a golf course. In the foreground, there is a landscaped area with various green plants, a large light-colored rock, and a black lamp post. A white fence runs across the middle ground. In the background, a green golf course is visible, with a fountain spraying water in the center. Further back, there are palm trees and a building with a blue roof. The sky is bright and clear.

The Cottages

2026 Annual Meeting

2026 Annual Meeting Agenda

February 18, 2026

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. Announcement of Directors
9. Adjournment
Resident comments

Organizational Meeting of Directors immediately following

**REPORTS
OF
OFFICERS**



Kiki Scovel

President



Dennis Lowe

Treasurer



Rich Harper

Secretary

THE COTTAGES AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.

Mission, Vision & Core Values

Our mission is to enhance The Cottages quality of life and property values by maintaining our common areas and upholding our Covenants, Declarations, and By-Laws. We will support initiatives that strengthen resident bonds and take actions necessary to support a safe and aesthetically pleasing place to live.

Our vision is a neighborhood that represents a high quality of living and is considered the most desirable place to live by residents and non-residents. We encourage and support an association of neighbors who voluntarily work together to increase property values and plan for future needs of the community.

Our core values are to act in a fair and ethical manner, be good stewards in the administration of Association funds, conduct HOA business with transparency, and make sound decisions keeping in mind the financial needs and obligations of the Association.



**THE
COTTAGES
VOTING REP**

ELLEN HARPER



***Attends VR
Meetings***



Resident Feedback



3687 Jack & Kathleen Ayslworth

3625 Bali Property Holdings

GREEN ACRES

STEVE KUBICSEK, OWNER
ADISOL, ON-SITE SUPERVISOR

Landscape Costs

Annual Cost 2025 = \$49,080

Annual Cost 2026 = \$50,430

Increase of \$1,350

- 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)

Green Acres is Green Management Certified by UFIA*

*Univ. of Florida Institute of Food & Agriculture



2025 Landscape Improvements

- Budget \$3,000
- 22 green schefflera, 8 cardboard palms, and flowers \$1,800
- Drought conditions limited summer & fall landscape additions
- Cool weather good time to add new grass



MULCH

2050 bags

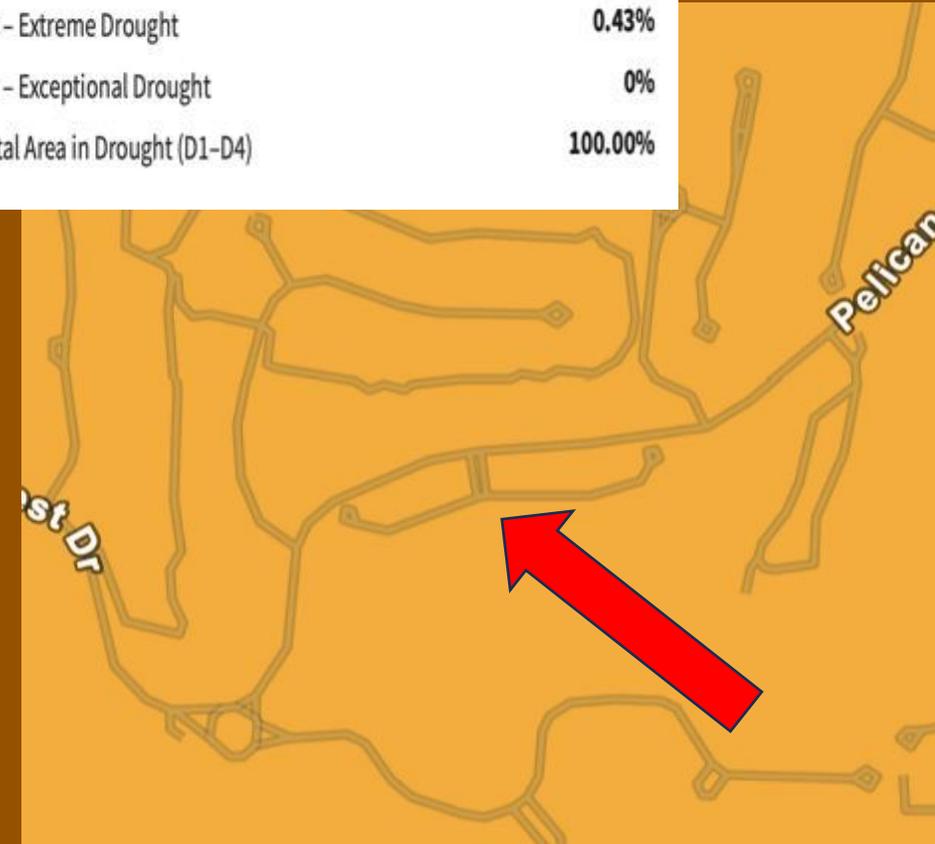
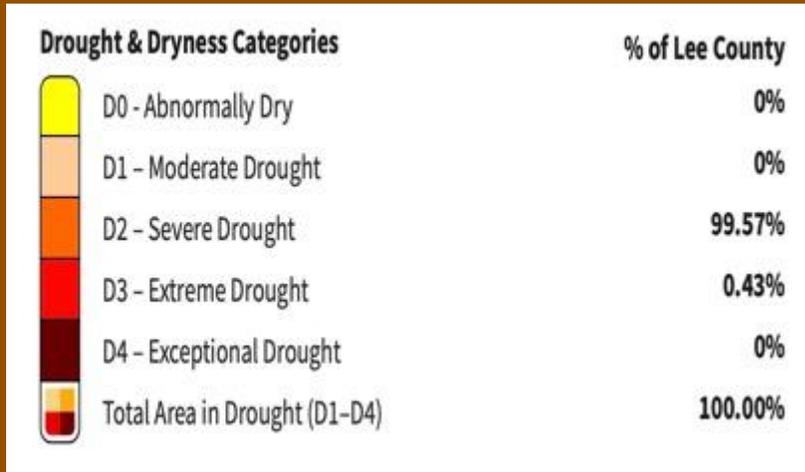
**delivered & spread
in September**



Total = \$10,400

Bonita Drought Update

- **D-2 is Severe drought**
- **CDD limits irrigation watering**
- **Grass will brown spot & go dormant; more susceptible to fungus, disease & insects**



... Bay Creek CDD controls
ALL the watering

- 💧 *Contact the CDD with water questions*
- 💧 *Hand sprinklers and hoses are allowed*
- 💧 *Please store hoses after use (safety concerns)*

Artificial Grass

- ❑ *Pre-approval DRC required*
- ❑ *Private back and side yards*
- ❑ *Irrigation & drainage adjustments*
- ❑ *Owner pays and maintains*



Some plants love dry weather



279 palms & boots trimmed
\$25 each = \$6,960



A nighttime photograph of a residential landscape. The scene is dominated by tall, slender trees whose trunks and branches are illuminated from below, creating a warm, golden glow. In the foreground, a dark path or driveway leads towards the trees. To the right, a stone pillar supports a glowing sign that reads "The Cottage". The overall atmosphere is serene and well-lit.

Landscape lighting
Lightscapes Ken Robertson

Replace broken transformers

Replace & clean bulbs

Adjust all lights for best lighting

Cost: \$445



Dan Geist
Owner
Bradford Solutions

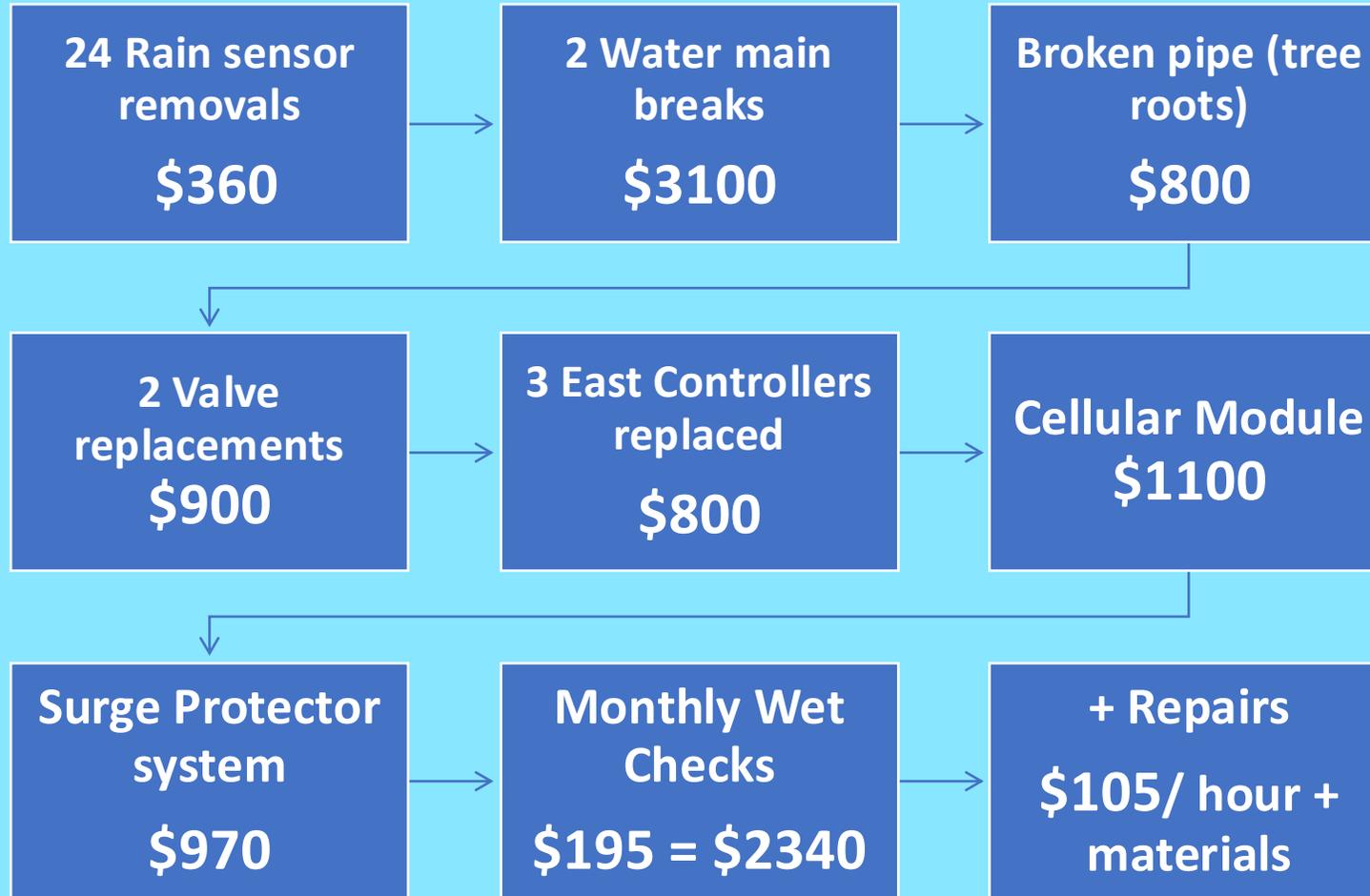
Salvadore & Erick
Irrigation
Technicians

IRRIGATION

**Thanks for notifying
a Board member
when you see a
possible leak!**

**Dennis will explain
2026 east side
irrigation project**

Just a few expenses ... IRRIGATION 2025





REMINDER:

*A DRC is required for
ALL EXTERIOR projects
including landscape changes and
tree removal.*

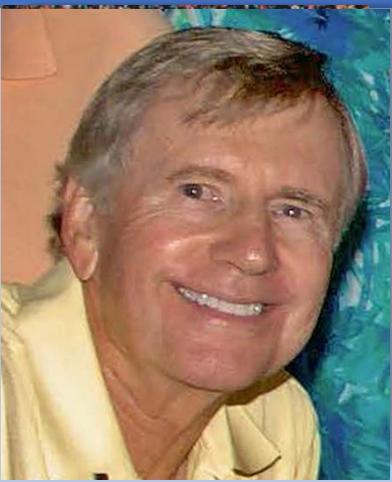
Thank you for your cooperation.

The Cottages webpage

Providing information 24/7

- ❖ ***Minutes & Newsletters***
- ❖ ***Board Updates***
- ❖ ***Architectural Guidelines***
- ❖ ***Rules & Regulations***
- ❖ ***Vendor Contacts ...and much more***

www.cottagespl.org



Dennis Lowe, Treasurer

Financial Status Report *Year End 2025*



The Cottages is in good financial shape:

- **\$49,000 Operating Account**
- **\$76,000 in Reserves**

(Reserves depleted \$168,000 for painting)

2026 Budget

Quarterly fee increases

\$1053  \$1,082

(2.75%) per quarter

- Contractor monthly charges increased
- Inflation pressure on general expenses
- Cost of retaining and hiring qualified employees
- Future planning in Reserves fund
- Cottages fee is less than nearby neighborhoods

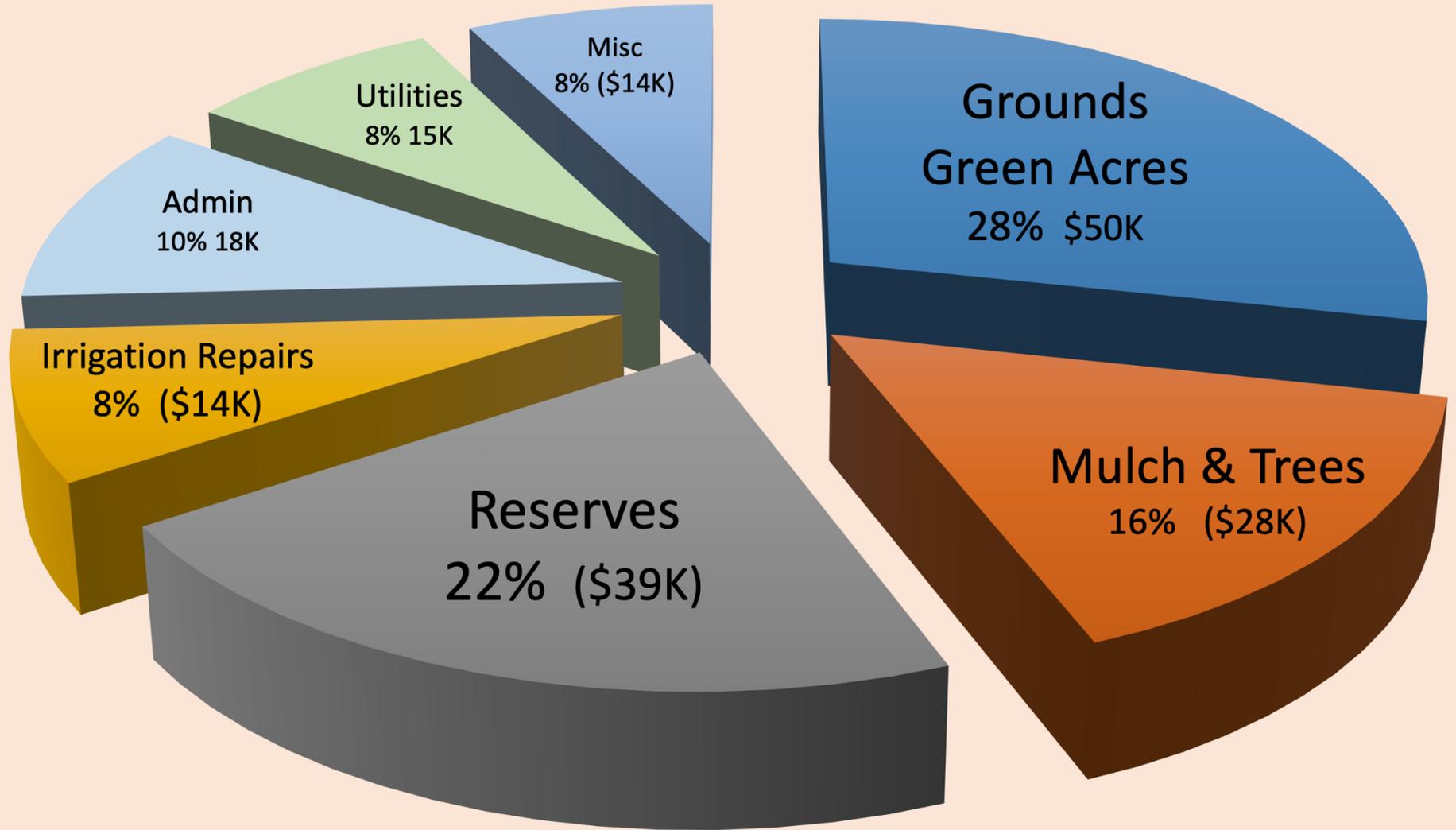
2026 Budget \$178,000

2026 Budget Summary

Summary	2,026	
Green Acres	50,430	28%
Mulch & Trees	28,000	16%
Reserves	38,574	22%
Utilities (water, electric)	15,000	8%
General Administrative	18,362	10%
Irrigation Repairs	14,000	8%
Misc	13,500	8%
	177,866	100%

Misc	
Landscape Improvements	3,000
Pest Control	3,000
General maintenance	6,000
Contingency	500
Lighting / Fountain	1,000
	13,500

Landscape	
Mulch	13,500
Trees	15,000
	28,500



Reserves Funding Requirements

		Years to Replacement										
		1	2	3	4	5	6	7	8	9	10	11
Reserve		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
\$23K	Irrigation wiring (East)	1 year	\$48K									
\$1K	Roads sealing	4 years				\$6.5K						
\$1.6K	Mailboxes	4 years				\$15K						
\$10K	Painting houses	9 years									\$191K	
\$4K	Roads - new asphalt	24 years										\$45K
\$900	Gazebo	20 years										\$48K

Need to build to this amount in

Reserves to be funded \$38,574 in 2026

*The Cottages
costs a resident
\$82 per week*

2025 Budget	
Cost per resident per week	
Green Acres	\$24
Reserves	\$21
Mulch & Trees	\$10
General Administrative	\$8
Utilities (water, electric)	\$7
Irrigation Repairs	\$7
Misc	\$6
	\$82

House Painting

- *Completed September 2025*

- *41 homes*

- *Cost ~ \$168,000*

Rich Harper

Secretary
Maintenance

Painting Photos

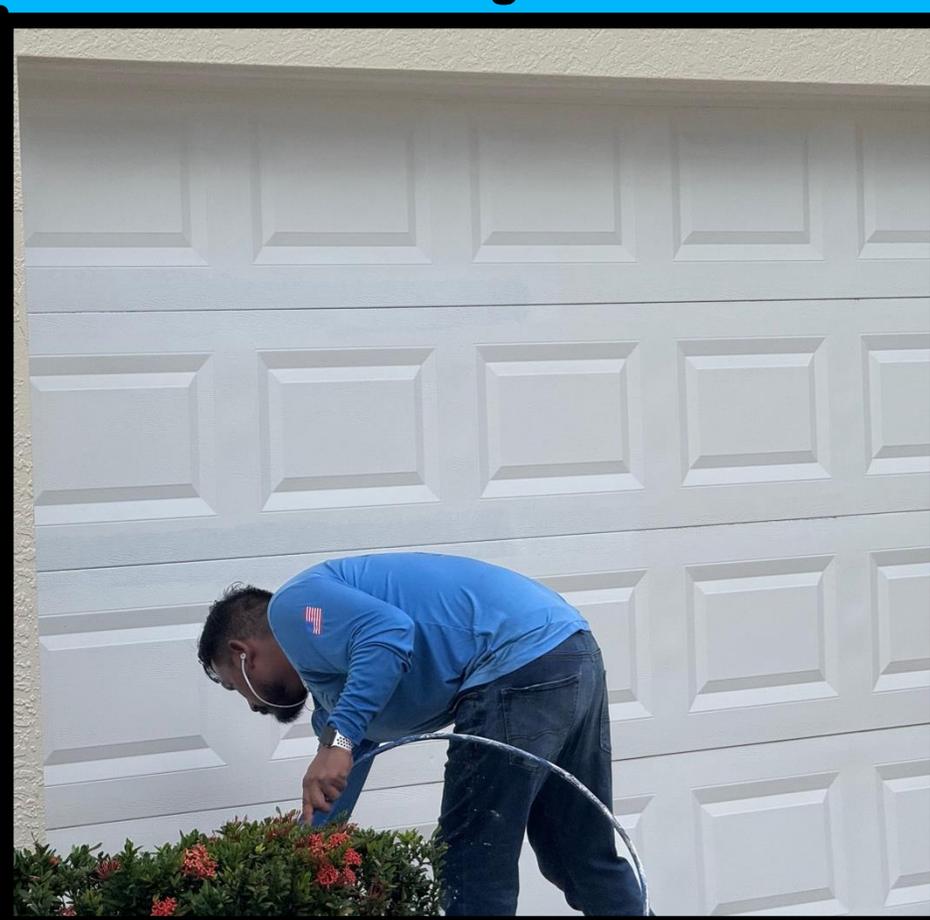
Caulking



Stucco



Garages



What Was Done

- **Exterior painting completed for all 41 homes**
- **Protects homes from Florida sun and humidity**
- **Weather-resistant paint applied to walls, trim, & front doors**
- **Touch-ups completed for consistent, professional results**

Fresh New Look for The Cottages

Special thanks:

- To Residents for your cooperation
- To Painting Committee for project oversight



Kiki Scovel



Rich Harper



Dennis Lowe

Pedestal Removal

*Removal
of old
pedestals*



Lights Out



- Entrance lights repeatedly failed
- Issue was believed resolved two years ago
- Lights failed again; West Coast Electric investigated
- Fault traced to buried junction box under 6" of soil
- Box contained 30-year-old aluminum wiring

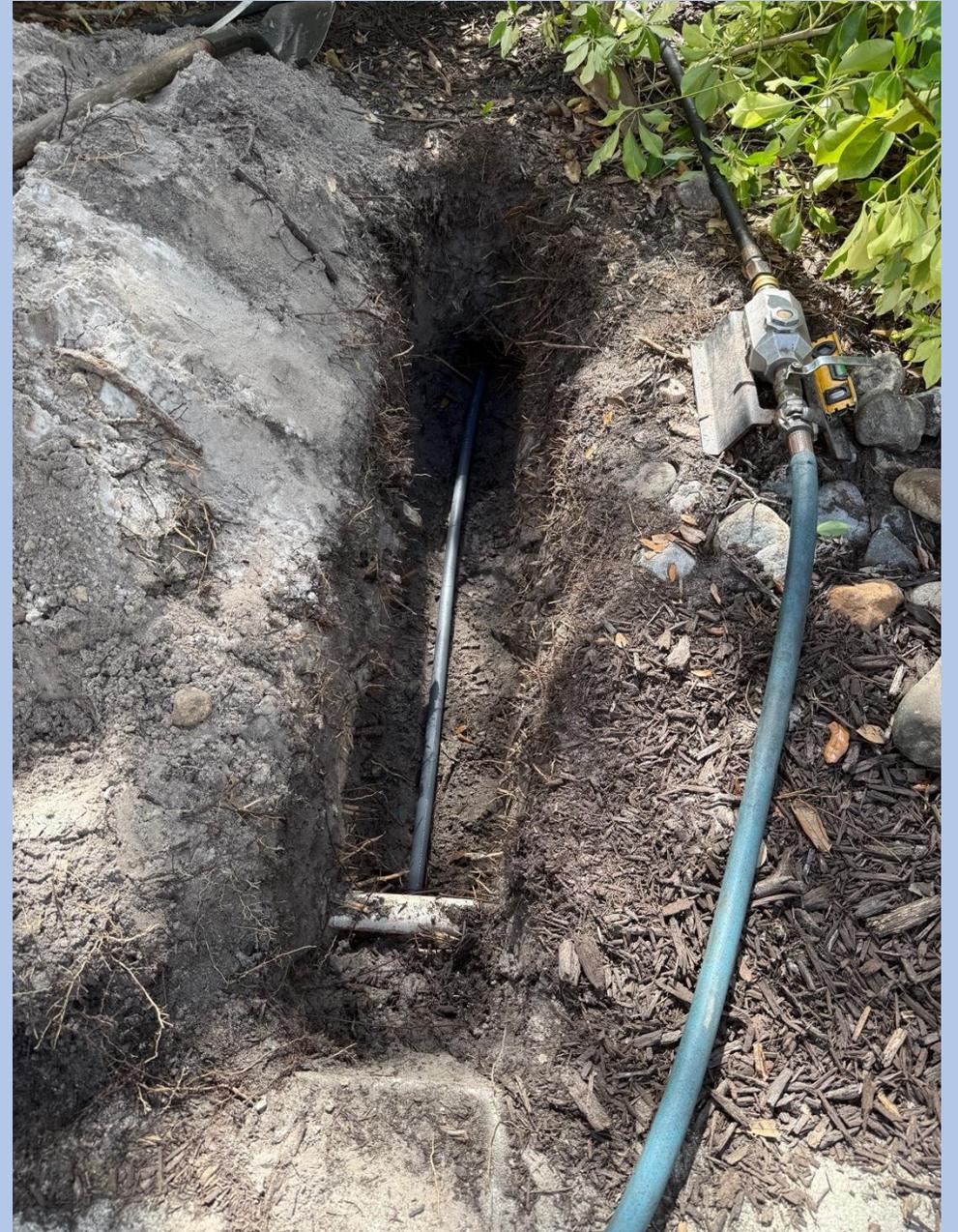
What was done

- New wiring installed by boring under pavers and trenching island
- Power rerouted from Gazebo meter to Cottages entry sign
- Old meter and wiring eliminated
- Total project cost: **\$8,220**

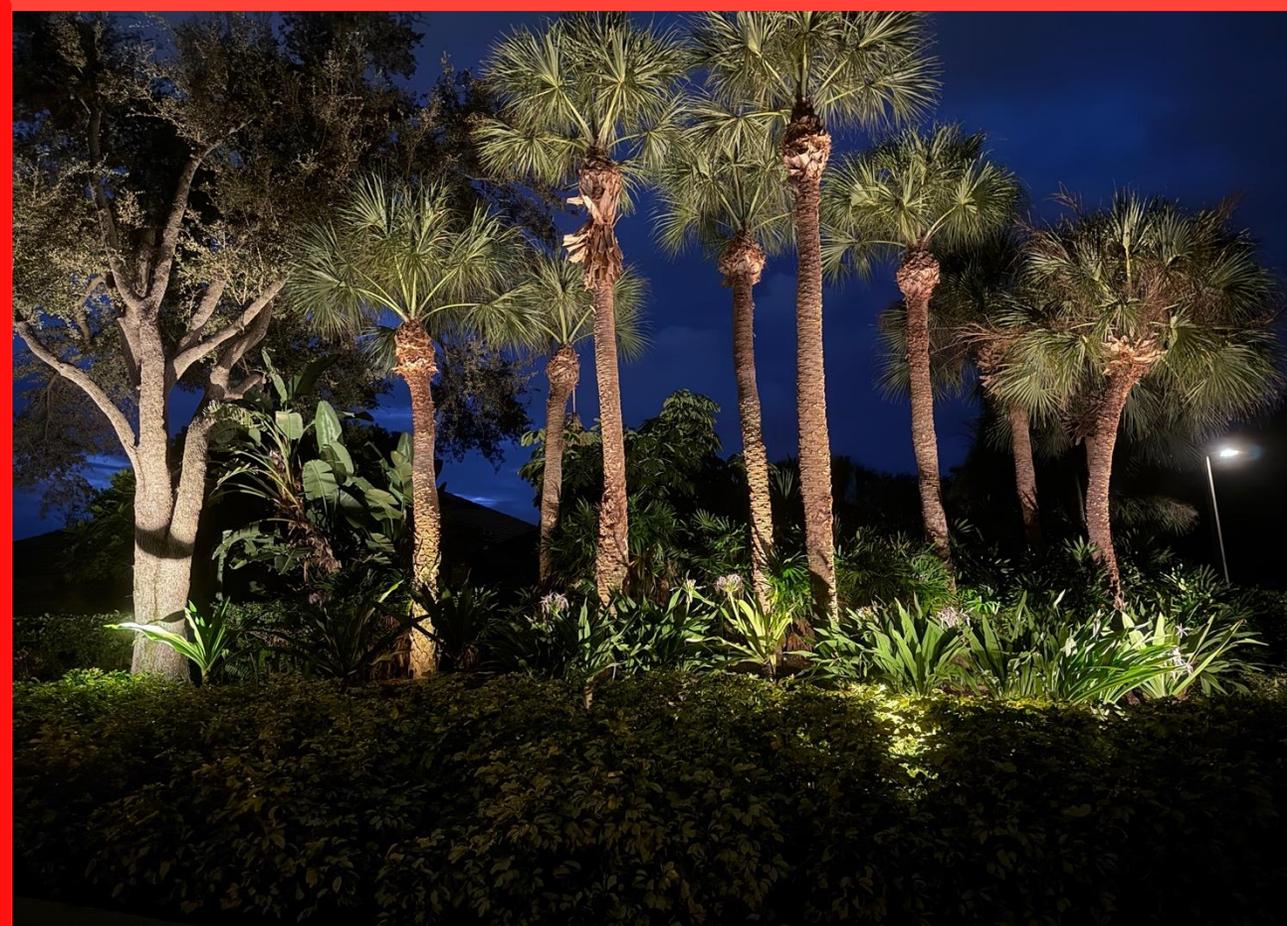
Buried junction box; aluminum wire break



Boring trench under pavers



Entry lighting back on!



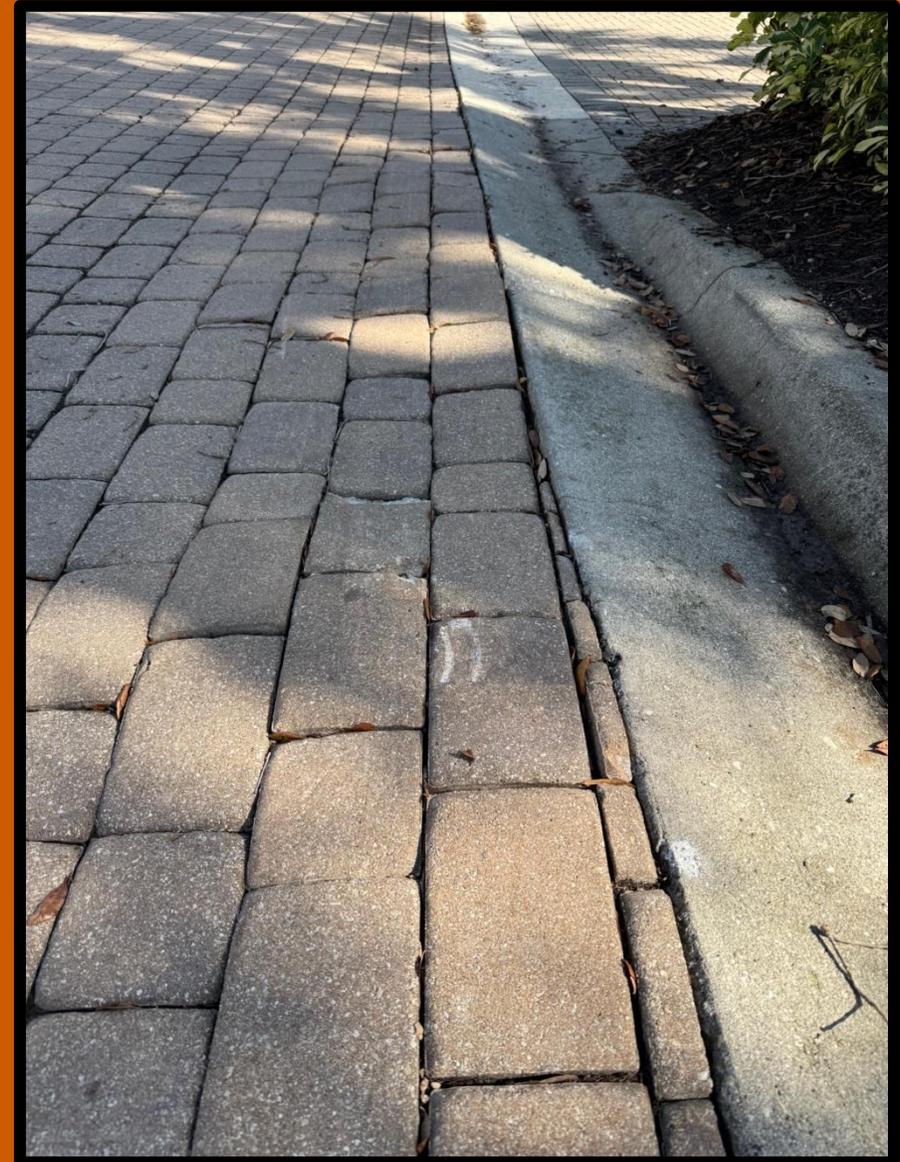
Planned 2026 Projects

➤ *Paver leveling by flagpole*

➤ *Irrigation wiring for East side*

2026 Paver Project

*Leveling street pavers
in front of flagpole
Est. cost: \$900*



2026 Irrigation Project

SYSTEM



East Irrigation Re-Wire Project

Coming in 2026



Contractor

**Dan Geist
Bradford
Solutions**



Unites the old east side system with a central controller making one modern system



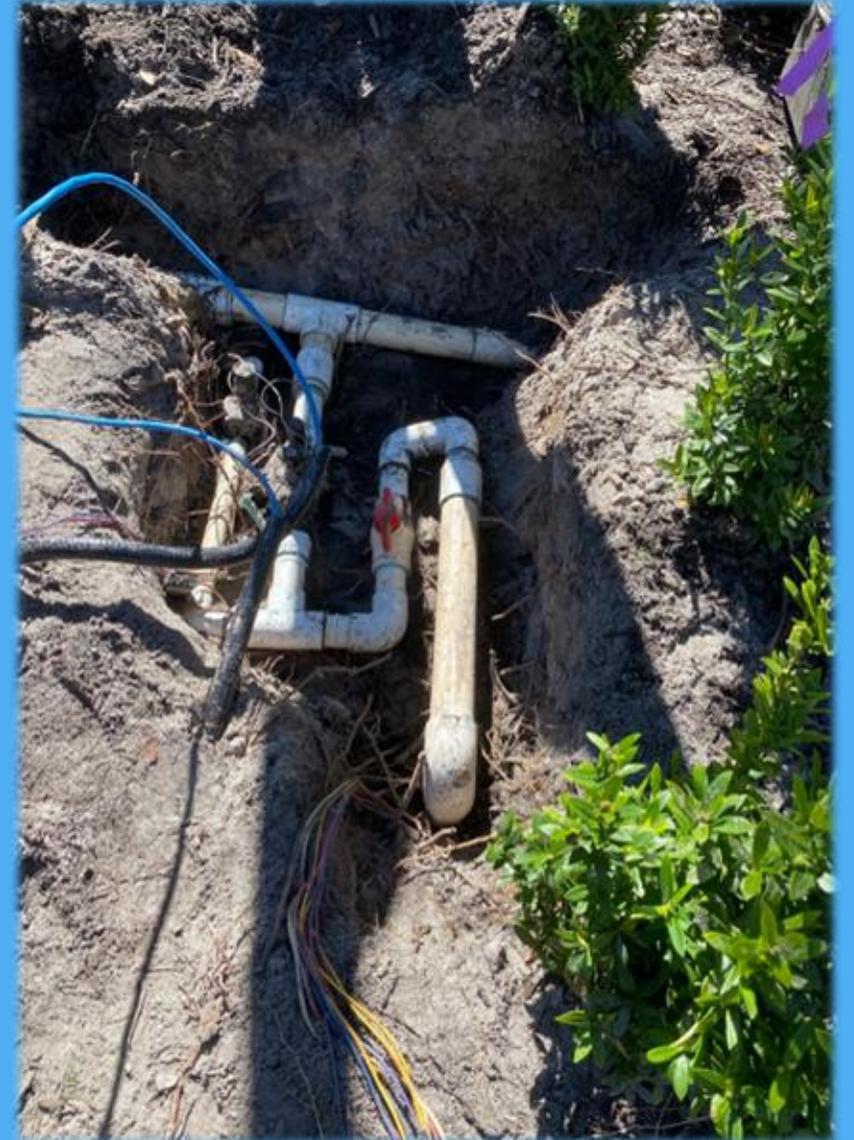
Controlled by an app



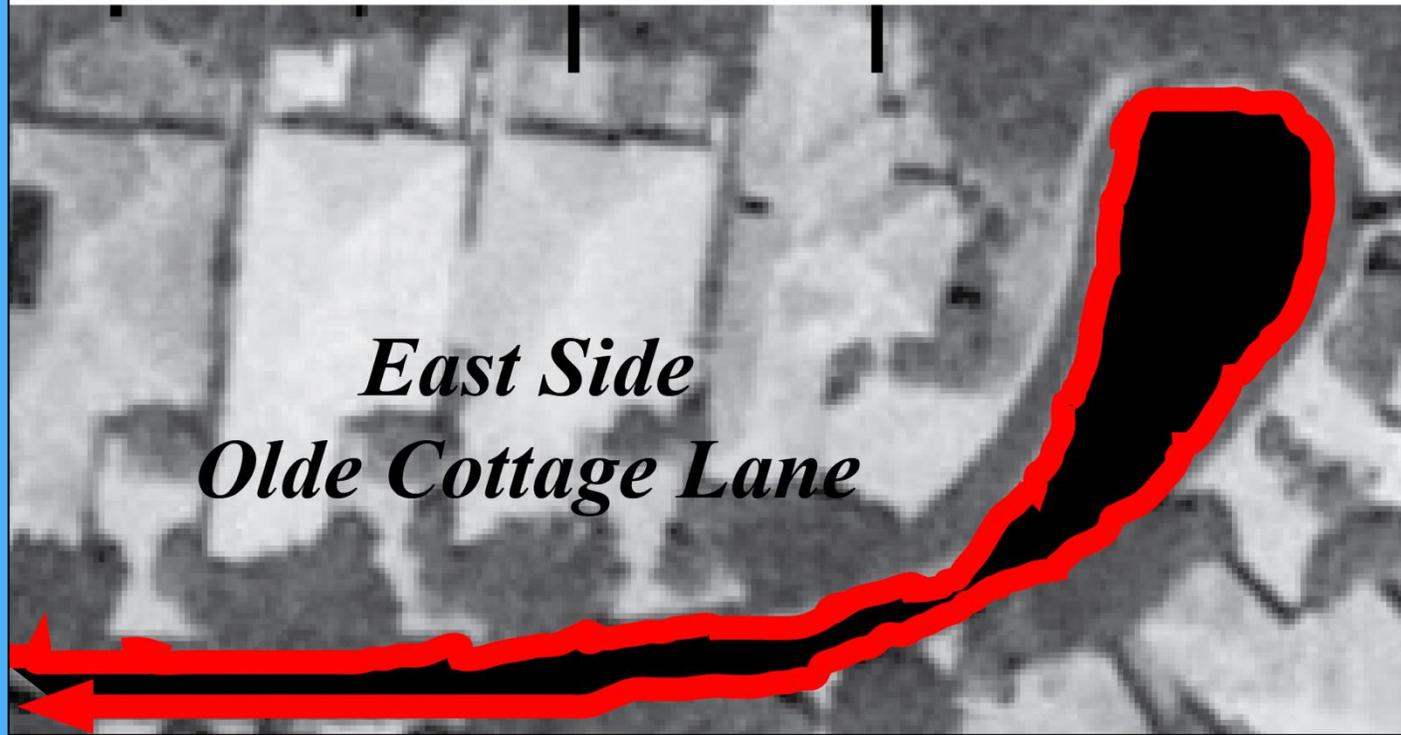
Planned for August-September 2026

Connecting East & West Irrigation

- Existing East-side wiring is original & failing
- Valve failures increasing
- Repairs are frequent and costly
- Eliminate costly adjustments to 24 controllers



*Red line shows path for trench that will be dug for proposed irrigation wire.
(Diagram is for representation only.)*



*East Side
Olde Cottage Lane*

*Project is very labor intensive
Cost \$38,000
Will yield many benefits*

Pavers need to be removed



Driveway pavers removed

Conduit & wire to control valve



Conduit & wire being installed

Critter Control



HOA pays:

- re-baiting of boxes
- removal of cane toads

Residents pay:

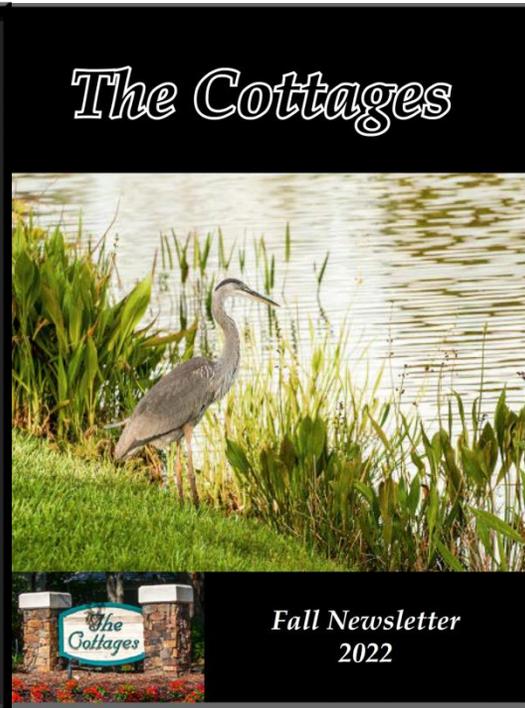
- repair of woodpecker holes
- critter related requests
- rat proofing homes



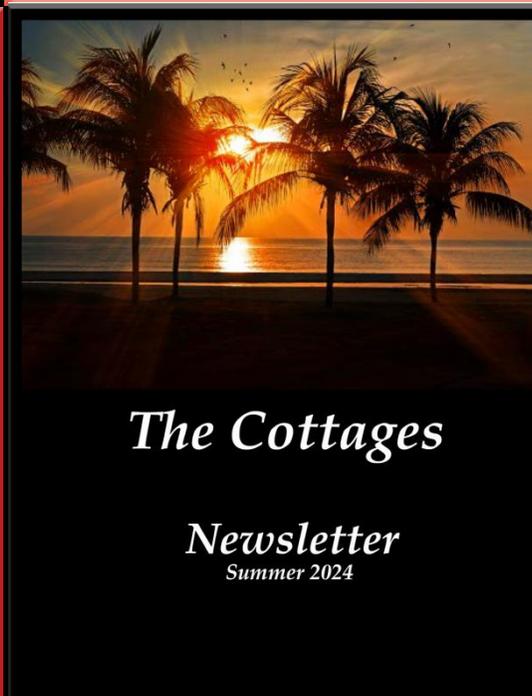
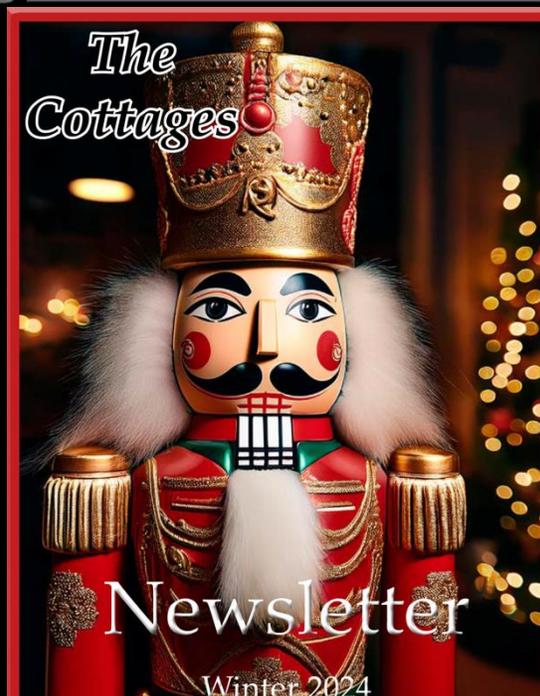
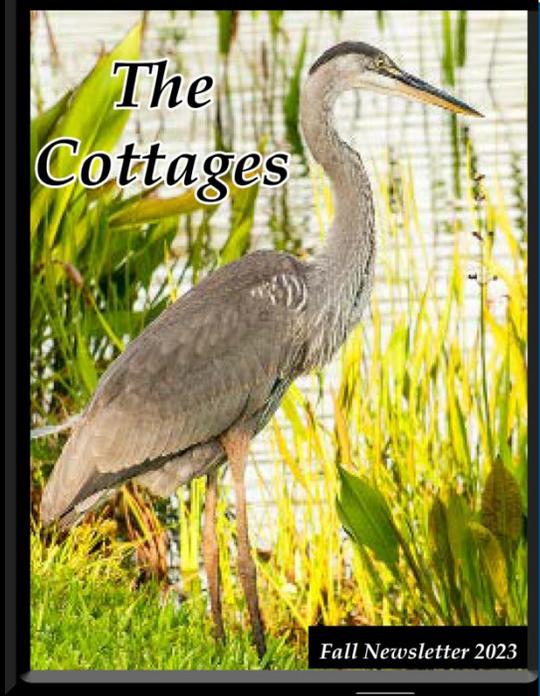
COST:
\$3,000/yr.
Re-baited quarterly

The Cottages Vendors 2026

<p>Management Company Thomas Pfuner, CAM 239.293.5714 tpfuner@resortgroupinc.com ResortManagement www.resortmgt.com</p>	<p>Woodpecker Coating Suggestions Absolute Wildlife 239.699.4020 Decorative Foam & Stone 239.590.0002</p>
<p>Landscape Green Acres Lawn & Landscape Steve Kubicsek, 239.348.2261 greenacressteve@aol.com</p>	<p>Soto Tree Care Julio Soto Cell: 239.253.584 Office: 239.775.7154</p>
<p>Irrigation Bradford Landscape Solutions Dan Geist, 239.287.2664 bradfordlandscapesolutions@gmail.com</p>	<p>MR Properties Plus (Carpentry & Repairs) Mark Beatty 239.404.9995 marktbeatty@yahoo.com</p>
<p>Landscape Lighting Lightscaapes Ken Robertson, 239.595.2656 ken@lightscaapesinc.com</p>	<p>Power Washing Roof & Gutters Thomas Burdette tbpressurecleaning@contractor.net 239.565.3260</p>
<p>Rodent Control (Exterior Bait Boxes) Critter Control of SWFL Gene Kepes, 239.731.6255 swfl@crittercontrol.net</p>	<p>Handyman for gates & hinges Felipe Esquilin 239.265.7553</p>
<p>Bay Creek / Bayside CDD 239.947.2055 www.pelicanlandingcdds.net</p>	



*Quarterly
Newsletter
Dennis Lowe,
Editor*



*Newsletters
Are on
Website*

Holiday Decorations



2025 Fall Pizza Social

24 residents
enjoyed pizza,
good weather
& lots
of conversation



Resort Management Group



Thomas Pfuner
Resort Management

239-645-4187 ext. 5252
Thomas Pfuner, CAM
Resort Management
Tpfuner@resortgroupinc.com

**Residents'
questions,
problems,
concerns**

Attends The
Cottages Board
Meetings

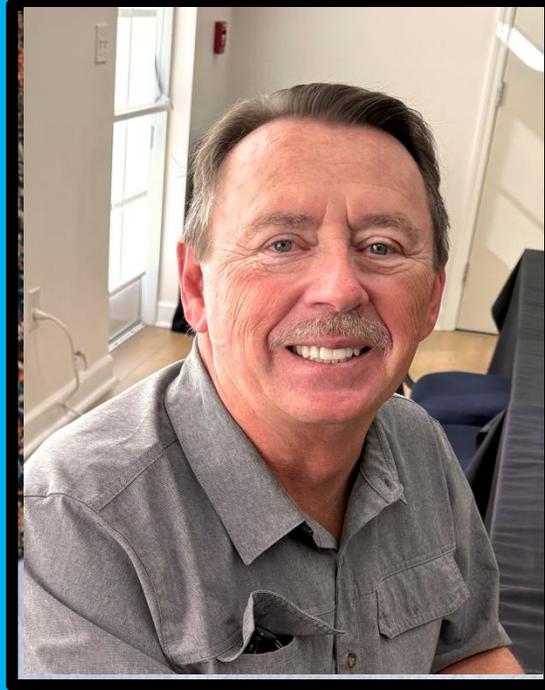
- Financials
- Covenants
- Sales & Lease
- Billing

2026 Cottages Board



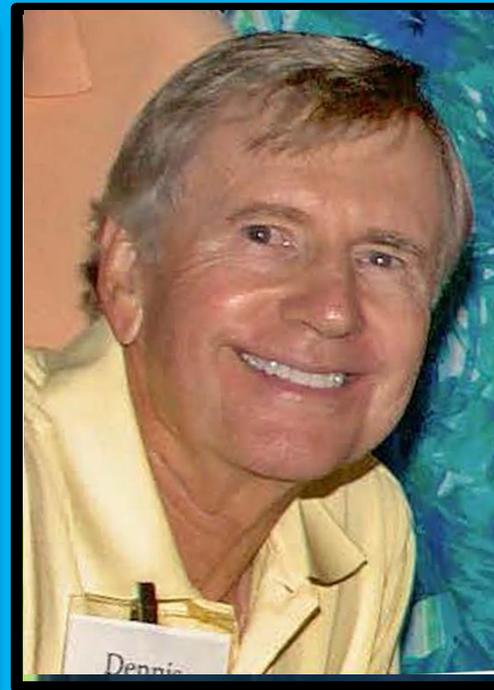
Kiki Scovel

President
Landscaping
Website



Rich Harper

Secretary
Maintenance



Dennis Lowe

Treasurer
Newsletter



Thomas Pfuner

Resort Management

Time to PARTY!!!!

