

A scenic view of a resort area. In the foreground, there are several palm trees and lush greenery. A large, light-colored rock sits in the middle ground. In the background, a fountain sprays water upwards, and a building with a white facade and a balcony is visible. The sky is bright and clear.

# *The Cottages*

*2019 Annual Meeting*

# *Agenda*

## *2019 Annual Meeting*

1. **Calling of Roll and Certifying of Proxies**
2. **Proof of Notice of Meeting or Waiver of Notice**
3. **Reading and Disposal of Last Year's Annual Minutes**
4. **Reports of Officers** (slide presentation)
5. **Appointments of directors**
  - A. **Open nominations from the floor**
  - B. **Close nominations from the floor**
6. **Old Business**
7. **New Business**
8. **Community Input**
9. **Adjournment -- Social**

## **Organizational Meeting of Directors**

# *Reports of Officers*

- *Kiki Scovel* Introduction, Landscaping, Website
- *Dennis Lowe* Financials, Newsletters
- *Joe Sidoti* Maintenance
- *Kevin Ingledue* Voting results
- *Kiki Scovel* Future projects



## *Landscaping 2018*

- Tree trimming
- Mulch installation
- Mailbox flowers
- Gazebo hanging plants

# *Oak & Palm Trimming*



*Oak Trimming*

59 Oaks  
290 Palms  
(\$10,000)



# Mulch Installation

Installed 2300  
bags of mulch  
(\$9,200 )

Common Areas & House Fronts



# *Mailbox Flowers*

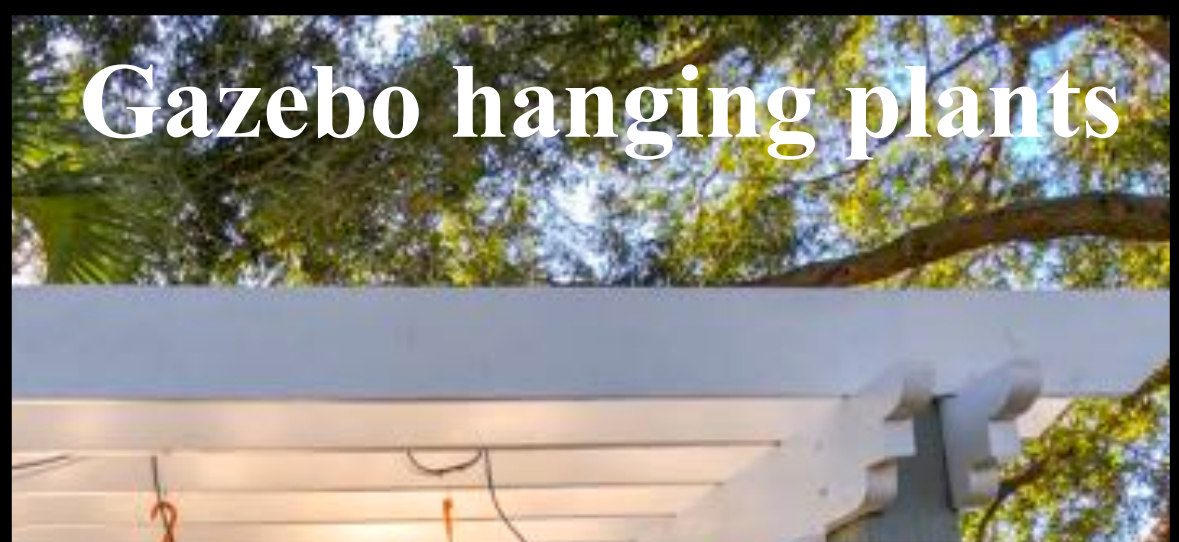


Xxxxxxxxxx

**Donated by GA /  
Steve Kubicsek**



**Powder Puff tree**



# Gazebo hanging plants



**Steve Kubicsek**  
Green Acres





# Blocked

# View

**Green Acres  
(Soto Tree Service) trims  
overhanging tree branches**



*The Cottages is on the web!*



**Kiki Scovel**  
Webmaster

Web address:

[www.cottagespl.org](http://www.cottagespl.org)





## *Financial Status*

- **2018 YE Results**

- **under budget ~ \$2,283**

## Primary Accounts Under Budget

	YE 2018	Annual Budget	Variance	
<b>Irrigation Repairs</b>	10,578	14,000	<b>3,422</b>	no major repairs
<b>Tax Prep / Reporting</b>	215	1,695	<b>1,480</b>	no Compilation required
<b>Irrigation Water</b>	6,169	7,500	<b>1,331</b>	no major breaks

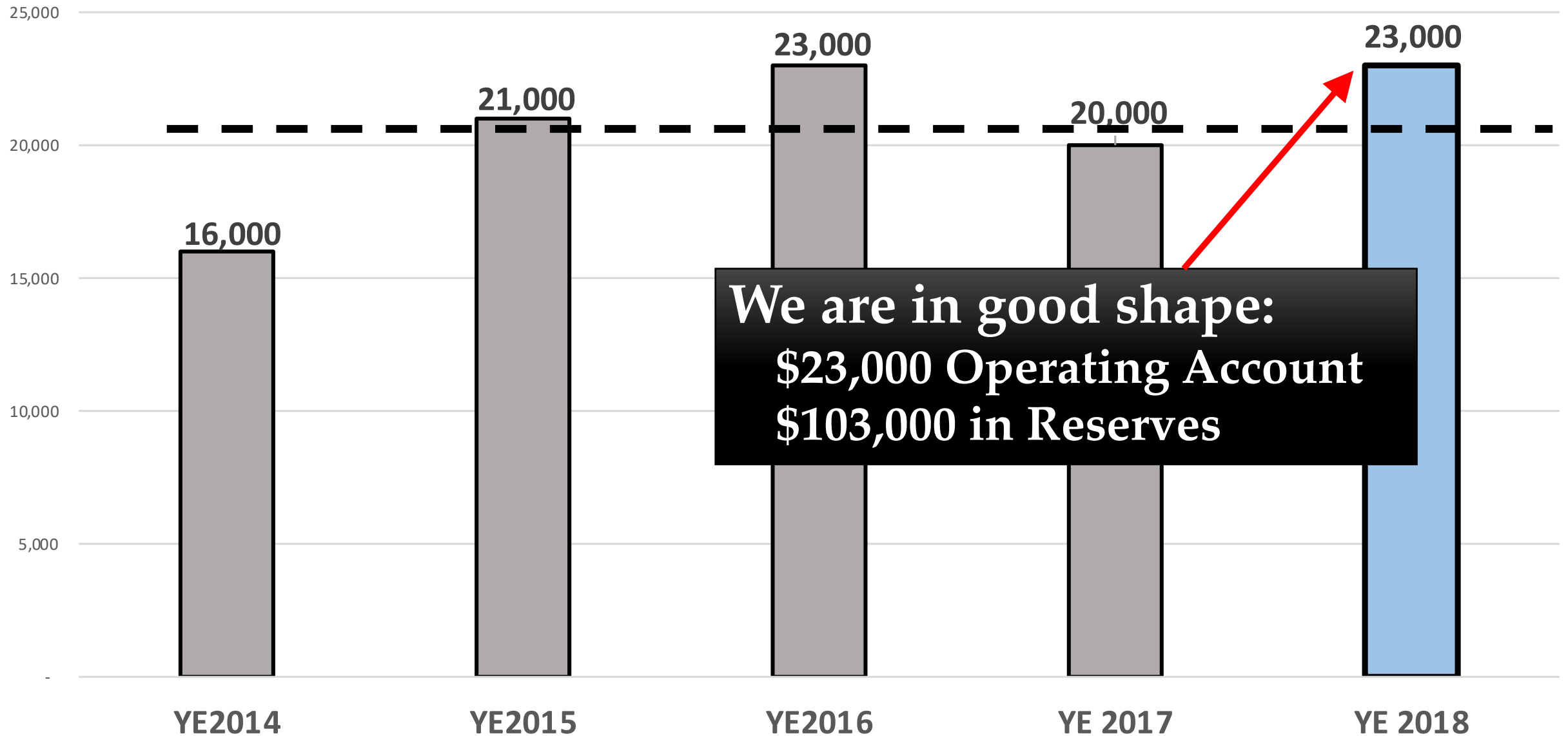
## Primary Accounts Over Budget

	YE 2018	Annual Budget	Variance	
<b>Reserve Contribution</b>	21,259	16,259	<b>(5,000)</b>	Legal services
<b>Mulch</b>	9,200	7,400	<b>(1,800)</b>	Price increase & more required

### All Accounts

<b>Under Budget</b>	<b>10,430</b>
<b>Over budget</b>	<b>(8,147)</b>
<b>Net Under</b>	<b>2,283</b>

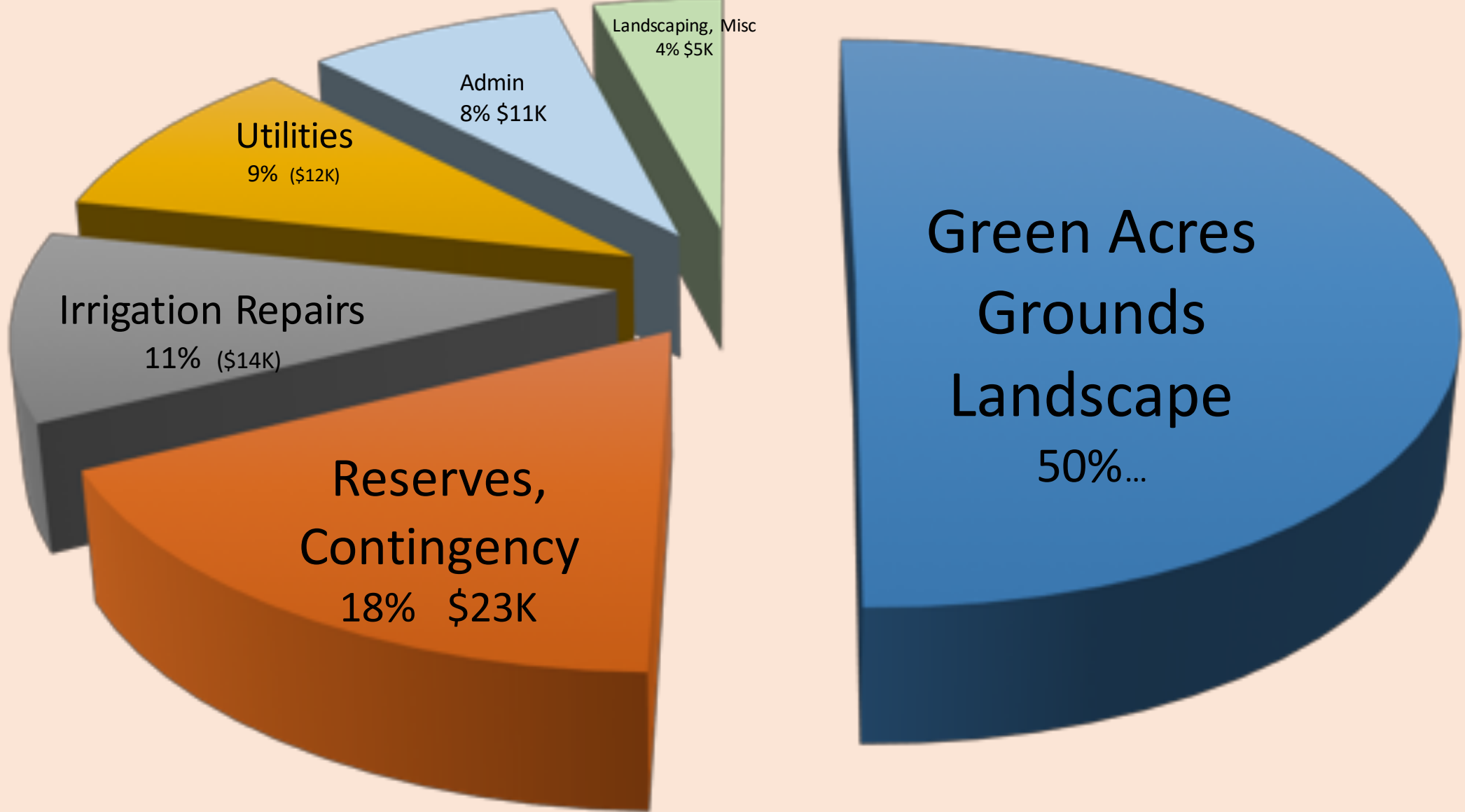
# YE Operating Account Balances



# *2019 Budget*

- Quarterly fee increases 3% by \$24 (\$774 to \$798)
- **Primarily replenish Reserve Fund \$10,000:**
  - \$7,500 road curbs
  - \$2,500 rotted beams in Gazebo cupola
- **Contractor budgets**
  - Green Acres, Resort Management, Bradford Irrigation
  - First increase in 3 years.
- **Mulch increase (\$2,000)**

# 2019 Budget \$131K



Reserves to be funded \$19,083

## Reserves Funding Requirements

Currently about 40% funded

### Years to Replacement

Reserve	Remaining Life	Years to Replacement											
		1	2	3	4	5	6	7	8	9	10	11	
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
<b>Roads - seal coating</b>	<b>4</b>	<b>\$6K</b>	100% funded			<b>\$6K</b>							
<b>Painting</b>	<b>7</b>	<b>\$31K</b>	22%		<b>7</b>						<b>\$144</b>		
<b>Roads - new asphalt</b>	<b>8</b>	<b>\$25K</b>	66%			<b>8</b>					<b>\$38K</b>		
<b>Gazebo</b>	<b>19</b>	<b>\$20K</b>	41%						<b>19</b>				<b>\$49K</b> 2037

Need to build to this amount in 7 years incl. initial balance & 3.5%



# *Irrigation System*

## *Bradford Solutions*

*“Keeping The Cottages Watered”*

➤ **Wet Checks**

➤ **Repairs**

➤ **Emergency Troubleshooting**



**Dan Geist**  
Owner & President  
Bradford Solutions



**Salvatore**  
Irrigation Assistant



## *Tree Roots Continue to Cause Problems*

59 oaks and 290 palms



*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*

# *Maintenance*

*Joe Sidoti*



**FIX THE  
COTTAGES**

*Maintenance of  
common areas increases  
the value of our homes.*

# Road Curb Repairs

\$7,500



## ❖ GAZEBO PERGOLA REPAIRS

*New beams installed & painted (\$2,500)*

*A great place to view the eagles, gators, lake, fountain & golf course.  
Many visitors come to enjoy the view & take photos.*



# *New Rat Bait Box Service*



Eric Kelly





# Landscape Lighting Repairs



# *Entry lighting repairs*

- ❑ Replaced 15 burned out bulbs
- ❑ Restored power to dead line segments
- ❑ GA dug trench (100', 8" deep - bury new line)
- ❑ Conners Electric made connections



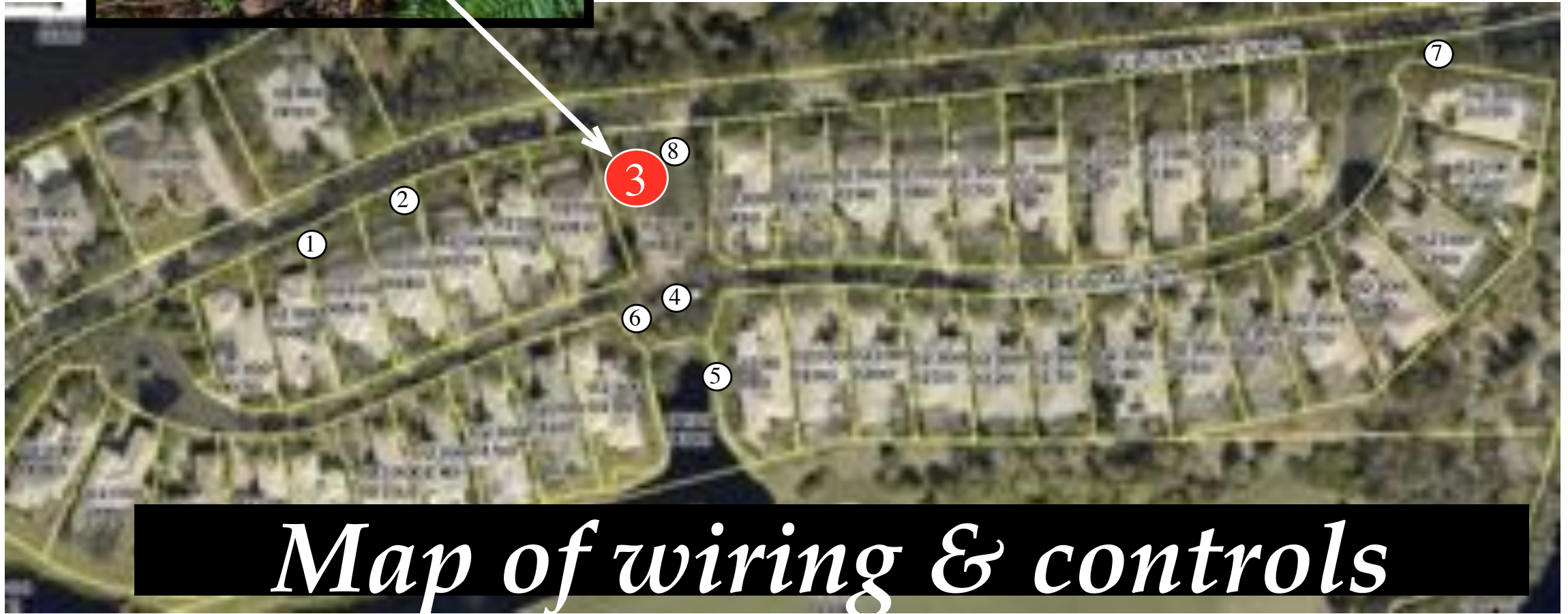


*Entry low voltage lighting*

*Dusk to dawn  
timers installed*



*3. Location of West side irrigation sprinklers control box and power junction for 120 volt landscape side entry lights.*



*Map of wiring & controls*

*Gazebo stairs safety slip strips*



# Flagpole Installation



Donated by Kiki Scovel      Installed by Joe Sidoti

**Low voltage (12W)  
transformer for LED  
spotlight for flag**

**Power outlet**



*Entry sign painted*



# Resort Management *Questions, Problems, Concerns*

Resident's  
questions,  
problems,  
concerns



Kevin Ingledue  
Resort Management

(239) 649-5526  
[kingledue@resortgroupinc.com](mailto:kingledue@resortgroupinc.com)

Cottages  
Board

Appropriate  
Contacts

- Landscaping
- Irrigation, leaks
- Other





Kevin Ingledue  
Resort Management

❖ **Voting Results**

❖ **Appointments of directors**



# *2019 Potential Projects*

- Irrigation system maintenance
- Common area repairs (sunken pavers, hanging wires, etc.)
- Landscaping maintenance as required
- Gazebo socials

# *Thanks!!*

**Web Site – Kiki Scovel**

**Social – Donna Lowe, Judy Maish**

**Holiday Decorations - Ruth & Jerry Lindmeyer (Great job!)**

**Green Acres Landscaping –**

**Steve Kubicsek, Kiki Scovel**

**Joanna Wragg, Joe Sidoti, Sean O'Shea**

**Bradford Solutions Irrigation – Dan Geist**



*Don't miss our*  
***Social***  
***Functions***



Donna Lowe

**Next  
Gazebo Social  
tentatively  
planned for  
TBD**



Judy Maish

# 2019 Cottages Board



**Kiki Scovel**  
President/  
Landscaping



**Joe Sidoti**  
Secretary/  
Maintenance



**Dennis Lowe**  
Treasurer/  
Newsletter



**Kevin Ingledue**  
Resort Management

It's time for:



**Annual Meeting Pizza Party**