



Newsletter
Fall 2019

Welcome Back Cottagers!



Maintenance News

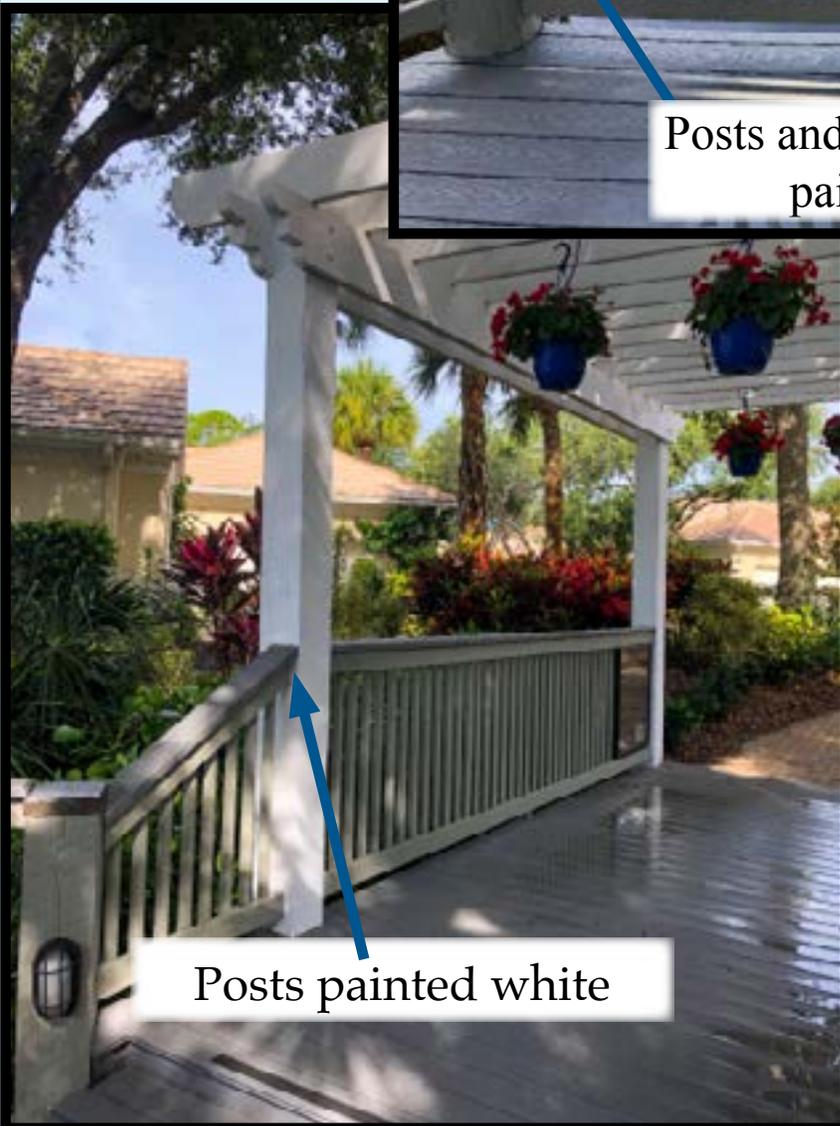
Gazebo painted



Joe Sidoti
Secretary /
Maintenance



Posts and fence rails
painted



Posts painted white

The post structures around the Gazebo were painted along with the fence rails. The cupola posts were painted white.



Meeting notices

Regular Cottages Board Meetings

2nd Wednesday
of each month
10:00 at
PL Community Center

(The **Annual Meeting**
on 2/12/20 starts at 5:00 pm
followed by the pizza party.)

2019 Cottages HOA Meeting Schedule

Weds.	Oct	9	10:00 - 12:00 AM	Regular meeting
Weds.	Nov	13	10:00 - 12:00 AM	Regular meeting
Weds.	Dec	11	10:00 - 12:00 AM	Regular meeting

2020

Weds.	Jan	8	10:00 - 12:00 AM	Regular meeting
Weds.	Feb	12	5:00 - 6:00 PM 6:00 - 8:00 PM	Annual Meeting Pizza Social
Weds.	Mar	11	10:00 - 12:00 AM	Regular meeting
Weds.	April	8	10:00 - 12:00 AM	Regular meeting
Weds.	May	13	10:00 - 12:00 AM	Regular meeting
Weds.	June	10	10:00 - 12:00 AM	Regular meeting
Weds.	July	8	10:00 - 12:00 AM	Regular meeting
Weds.	Aug	12	10:00 - 12:00 AM	Regular meeting
Weds.	Sept	9	10:00 - 12:00 AM	Regular meeting
Weds.	Oct	14	10:00 - 12:00 AM	Regular meeting
Weds.	Nov	11	10:00 - 12:00 AM	Regular meeting
Weds.	Dec	9	10:00 - 12:00 AM	Regular meeting

Gator takes up golf



This guy was close to ten feet long, one of the bigger Gators in this area. It was walking across Hurricane Hole 2 back tee from left lake to the right.

Cottages baby gator growing up



Bird watches warily from a safe distance on Cottages lake

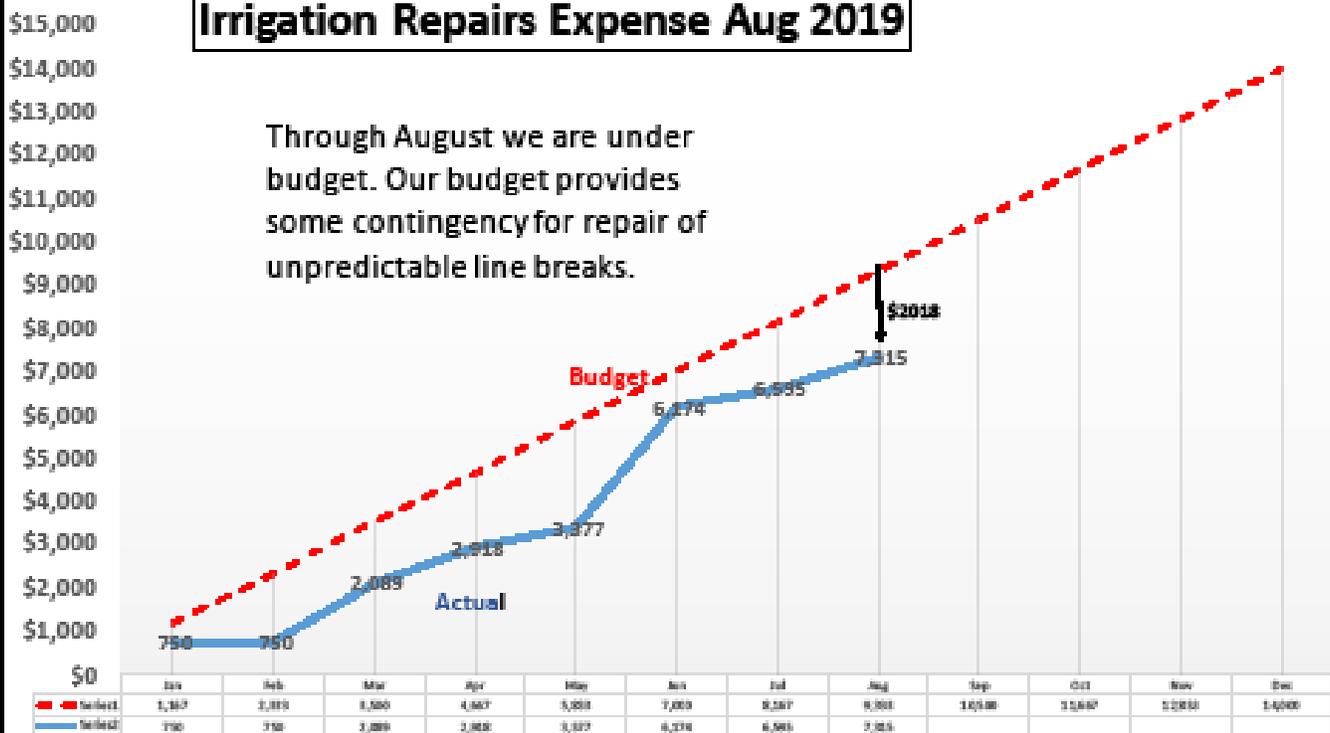
Irrigation News

*Lots of minor repairs
but no major leaks!*



Dan Geist

Irrigation Repairs Expense Aug 2019



Oak roots love to eat PVC irrigation pipes

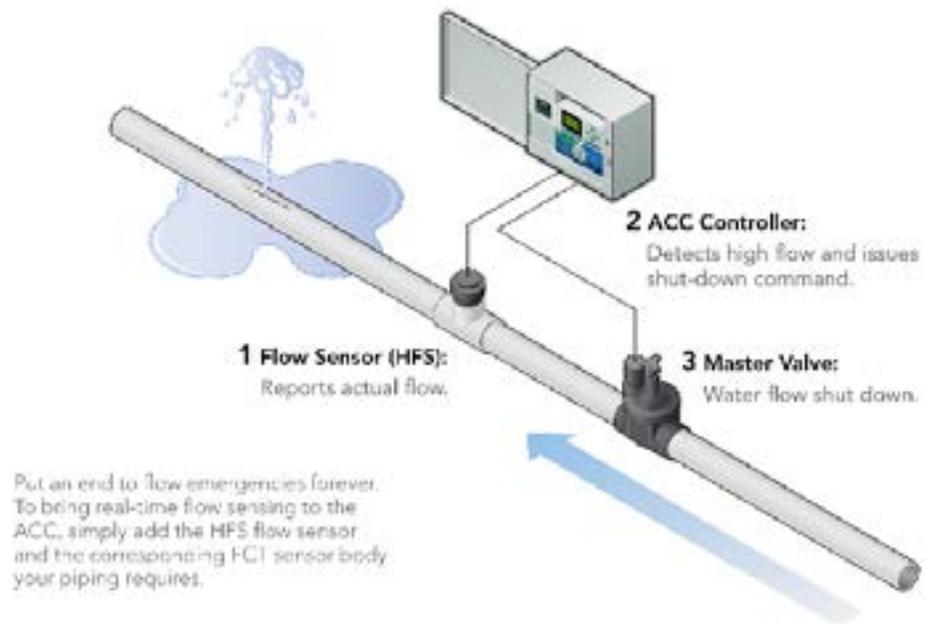
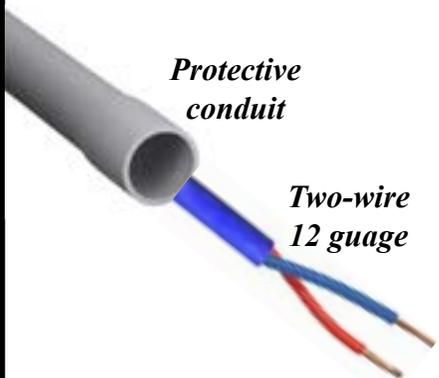


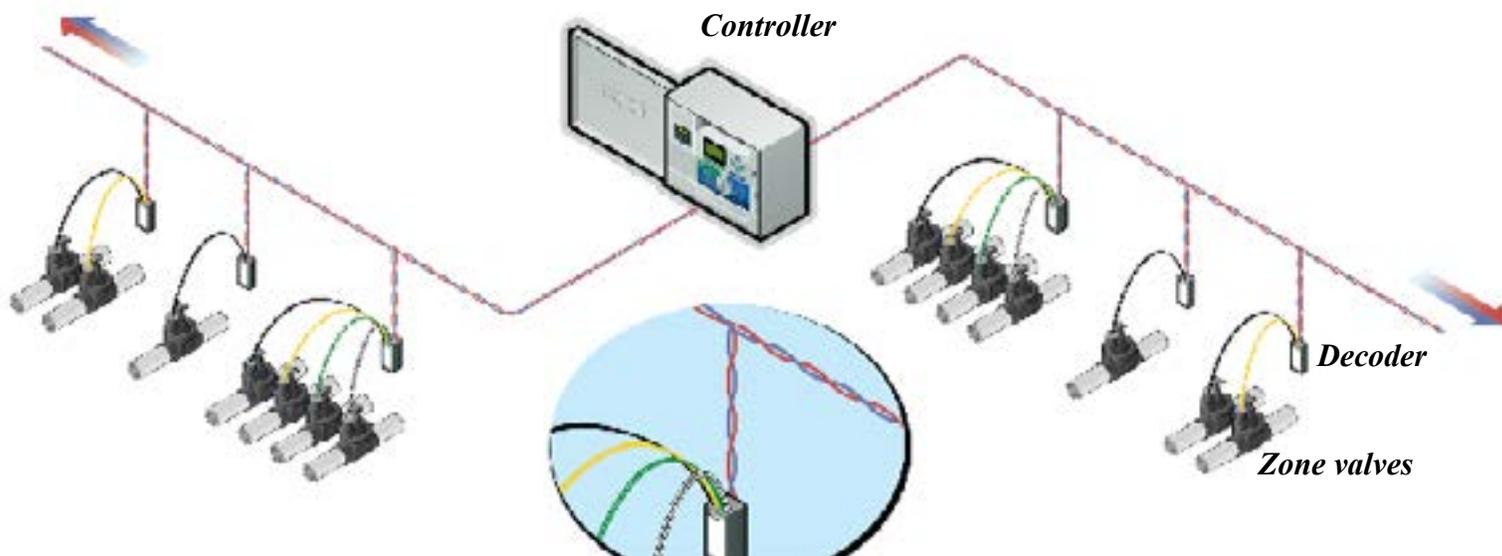
Proposed Irrigation Wiring Solution

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. Several zones cannot be hard wired and have to use a battery system that is prone to frequent failure.

Dan Geist, Bradford Irrigation, has made proposal for a solution that uses a two-wire system with heavier 12-gauge wire that would be enclosed in electrical conduit. Decoders are attached to each valve to identify each valve and enable easy control of each watering zone. Real time flow monitoring enables easier detection and location of main line leaks. Seven lightning rods would be located throughout the system to reduce electrical surge damage. A decoder programmer enables programming, testing and diagnosing.

Digging the trench and burying the wire in the enclosed in electrical conduit will be very labor intensive. The Cottages board is currently evaluating this proposal.





*Red line shows path for trench that will be dug for proposed irrigation wire.
 Red dots are valve boxes. Green dots are lightening rods.
 (Diagram is for representation only.)*



Social Activities

2019 - 2020 SOCIAL SCHEDULE

The Cottages social calendar is being planned by the Social Committee. Three socials are tentatively being planned as shown below. The next social is planned for **Tuesday, November 19th at 5:00 pm**. Please mark your calendars.



Donna Lowe



Judy Maish



Pennie Clifford

Cottages Gazebo Socials Dates						
				2020		
Oct	Nov	Dec	Jan	Feb	Mar	Apr
	▲	▲	▲		▲	
	Gazebo Social	Thanksgiving	Christmas	TBD	TBD	
	Tuesday					
	November 19th					
	5:00 pm					



Tuesday, November 19th at 5:00 pm.

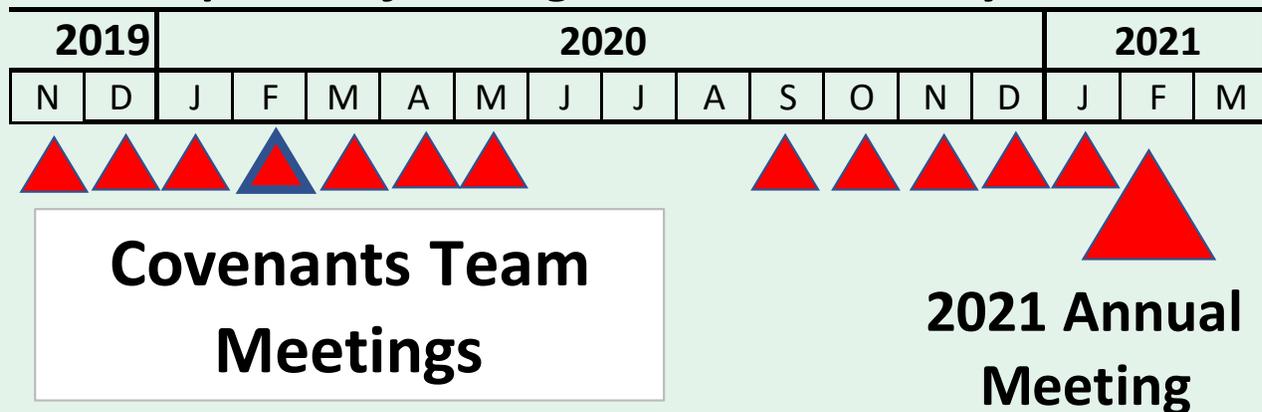
Cottages Covenants to be updated

After 30 years HOA covenants are required by Florida Law to be updated. If they are not updated, banks will not provide mortgages for potential Cottages home buyers. Our bylaws are now 26 years old and need to be updated. The amount of revision needed will be determined as the update teams goes through the documents. If we complete the update by 2021 the original documents will be about 27 years old.

The Covenants, Conditions and Restrictions (CC&Rs) explain what the homeowners association is responsible for and what the homeowner is responsible for. They also outline how the Association lives together and operates. The CC&Rs are the highest level of documents in the Association, only overruled by Florida law. The Bylaws (or HOA rules) dictate how the HOA operates as an organization.

The Cottages CC&Rs (Covenants) were first created by WCI when the Cottages was incorporated. Once the Cottages build-out was completed these CC&Rs have acted as the governing documents which the HOA board refers to when making decisions in the Cottages. All residents should have received copies of three documents from their real estate agent when they purchased their home: (1) Declaration of Covenants, Conditions, and Restrictions (CC&Rs), (2) Articles of Incorporation and (3) the Bylaws.

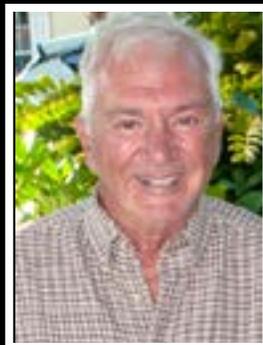
Update of Cottages Covenants & ByLaws



Covenants Update Team



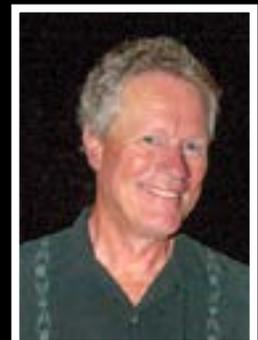
Joanna Wragg



John Roscich



Dennis Lowe



Jerry Ledderhof

Cottages Board meets with lawyer



Sarah Spector
Roetzel & Andress LPA

Kevin Ingledue, Resort Management, recommended Sarah Spector as our lawyer to assist the Cottages Covenants Team through the update process. Sarah attended our Board meeting on Sept. 11th and discussed the process.

Kevin has used Sarah for covenants updating in several other communities and highly recommends her. As a Board Certified Specialist in Condominium and Planned Development Law, Sarah also represents condominium, cooperative, and homeowners' association clients with the management and operational aspects of governing their communities as well as zoning and land use matters. Prior to joining the firm, she practiced community association, land use, zoning, and real estate law, working closely with federal, state, and municipal agencies.

WHEW!!

**HURRICANE
DORIAN**

Cottages dodges a bullet.

2020 Budget being developed



Dennis Lowe
Treasurer



The Board and Resort Management are starting to develop the *proposed* 2020 budget which will be presented at the October 9th meeting. The proposed budget will then be mailed in late October to residents for review. The Board will vote on the proposed budget at the November 13th meeting.

2020 Budget Development

2019			2020	
October	November	December	January	February
▲ Proposed Budget	▲ Budget approval Nov. 13	▲ Board meeting Dec. 11	▲ Revised budget (if necessary) Jan. 8	▲ Annual Meeting Wednesday Feb. 12, 2019 5:00 pm Community

Invasive species

If you see these creatures around your yard call your critter control contractor. The cane toad can be harmful to dogs. The iguanas are invasive and are spreading in SW Florida.



Cane (Bufo) Toad



Iguana

The Cottages Irrigation Schedule

*EXTREMELY LOW WATER PRESSURE FROM 12:00 A.M. THROUGH 6:00 A.M.

CONTROLLER	WATERING LOCATION	ZONE	HEAD TYPE	WATERING DAYS	START TIME	RUN TIME (MIN)
CONTROLLER - WEST HALF						
WEST	ENTRANCE	W - 1	SPRAY	TUES,FRI	7:00 P.M.	18
WEST	ENTRANCE	W - 2	SPRAY	TUES,FRI	7:20 P.M.	18
WEST	ENTRANCE	W - 3	SPRAY	TUES,FRI	7:40 P.M.	18
WEST	GAZEBO	W - 4	SPRAY	TUES,FRI	8:00 P.M.	20
WEST	3661 THRU 3691 BACK YARDS	W - 5	ROTOR	TUES,FRI	8:20 P.M.	50
K-Rain	3661 - 3665	K-Rain Cont	SPRAY	TUES,FRI	10:30 P.M.	22
X-CORE	3671	X-CORE	SPRAY	TUES,FRI	11:00 P.M.	20
WEST	3675	W - 7	SPRAY	TUES,FRI	9:10 P.M.	20
WEST	3679 - 3683	W - 8	SPRAY	TUES,FRI	9:30 P.M.	20
WEST	3687 - 3691	W - 9	SPRAY	TUES,FRI	9:50 P.M.	20
WEST	3695 - 3699	W - 10	SPRAY	TUES,FRI	10:10 P.M.	20
NODE	3695 - 3699	NODE	ROTOR	TUES,FRI	11:30 P.M.	55
WEST	3686	W - 11	SPRAY	WED, SAT	7:00 P.M.	20
K-Rain	3682 - 3678	K-Rain	SPRAY	WED, SAT	7:20 P.M.	20
NODE	3670 - 3674	NODE	SPRAY	WED, SAT	9:15 P.M.	20
WEST	3664 - 3670	W - 14	SPRAY	WED, SAT	7:40 P.M.	20
WEST	3664	W - 15	SPRAY	WED, SAT	8:20 P.M.	20
WEST	3660	W - 16	SPRAY	WED, SAT	8:40 P.M.	20

***NOTES:**

1) WATERING ON SEPARATE CONTROLLER; HOWEVER, UTILIZING COMMUNITY WATER.

K-Rain	3661 - 3665	K-Rain Cont	SPRAY	TUES,FRI	10:30 P.M.	22
X-CORE	3671	X-CORE	SPRAY	TUES,FRI	11:00 P.M.	20
NODE	3695 - 3699	NODE	ROTOR	TUES,FRI	11:30 P.M.	55
NODE	3670 - 3674	NODE	SPRAY	WED, SAT	9:15 P.M.	20

2) FLOWER BED AT FAR NORTH SIDE OF CENTER ENTRANCE PLANTER IS OPERATED BY RAINBIRD BATTERY OPERATED CONTROLLER. PROGRAM IS SET BY CDD; HOWEVER, UTILIZING COMMUNITY WATER. THIS WATER CONSUMPTION IS MINIMAL.

3) START TIMES MAY FLUCTUATE AS WATERING TIMES INCREASE OR DECREASE TO ACCOMMODATE SEASONAL PROGRAM ADJUSTMENTS.

Cottages Board



Kiki Scovel
President



Joe Sidoti
Secretary



Dennis Lowe
Treasurer



Kevin Ingledue
Property Manager



Hurry back!