



Meeting Minutes for The Cottages at Pelican Landing Homeowners' Association, Inc.

Meeting Type – Board

Meeting Date – 1/21/2026

Location - Pelican Landing Community Center and Zoom

Attendees - Kiki Scovel , Dennis Lowe, and Rich Harper

Thomas Pfuner from Resort Management was also present.

Called to Order – 9:30 AM

Approval of Previous Meeting Minutes

Tabled until a copy is provided

Financial Report – Dennis Lowe

- Monthly financial report looks good. Awaiting YE 2025 financials from RM. No later than end of February but will remind RM finance of annual meeting Feb. 18th.

Committee Reports

Landscape – Kiki Scovel

- Green Acres met with Kiki to discuss supervisory and service issues. These will be addressed by Steve Kubisek.
- Grass is stressed by drought. No grass citations will be issued at this time.



Maintenance – Dennis Lowe & Rich Harper

- Water main leak east side and valve break west side will result in a high bill. New irrigation tech is Erick.

Old Business

- Elias Brothers has completed the punch list for 5 homes. Going forward residents will contact Elias on their own. Rich Harper has extra paint if needed. The paint codes are available on the Cottages website.

New Business

- Annual meeting dry run was presented by Dennis Lowe with a few changes needed.
- Kiki gave an update on 3 recent trespassing incidents. Privacy responded quickly. A discussion ensued on security at the end of the pond.

Adjournment

With no other business to be discussed, the meeting was properly adjourned at 10:13 AM. Dennis Lowe made the motion, Rich Harper seconded, no directors opposed.

Next Meeting: Annual meeting February 18, 2026 at 4:00 PM