

The Cottages



2018 Annual Meeting

AGENDA TOPICS

2017 Accomplishments & Plans for 2018

- **Resort Management Intro**
- **Pool Service**
- **Landscaping**
- **Financials / Newsletters**
- **Maintenance**
- **Website**
- **Closing / Social**

Resort Management

Questions, Problems, Concerns

Resident's
questions,
problems,
concerns



Kevin Ingledue
Resort Management

(239) 649-5526

kingledue@resortgroupinc.com

- Property manager for 30 years
- General Manager / Senior Account Manager
- Background – Degree in Accounting

Cottages
Board

Appropriate Contacts

- Landscaping
- Irrigation, leaks
- Other

A photograph of a swimming pool with a brick deck. In the foreground, there is a blue plastic bucket containing various cleaning tools: a red-handled net, a blue brush, a white brush, a pink jug, and a yellow cup. The pool water is blue and rippling. The background shows a grassy area and trees.

*Pool Service
Transition to Residents*

**Jackson service
terminates
February 28th**



Landscaping 2017

- East cul-de-sac
- Gazebo landscaping
- Mulch & tree trimming

A vibrant garden scene featuring a white gazebo with a roof, surrounded by various plants including palm trees, ferns, and colorful flowers. In the background, a house with a blue roof and a white fence are visible. The scene is set in a sunny, outdoor environment with a body of water on the left.

GAZEBO LANDSCAPING & IRRIGATION

- New plants & shrubs
- Irrigation installed



Accent rock & stones



East Cul-de-sac Enhancements




New landscaping



Steve Kubicsek
Owner & President
Green Acres

Mulch Installation

Common Areas & House Fronts



Installed 1,900 bags of
mulch (\$7,600)

Palm Trimming



320 Palms
(\$4,600)



Hurricane IRMA

Clean-up \$8,800



Hurricane Clean-up





Financial Status

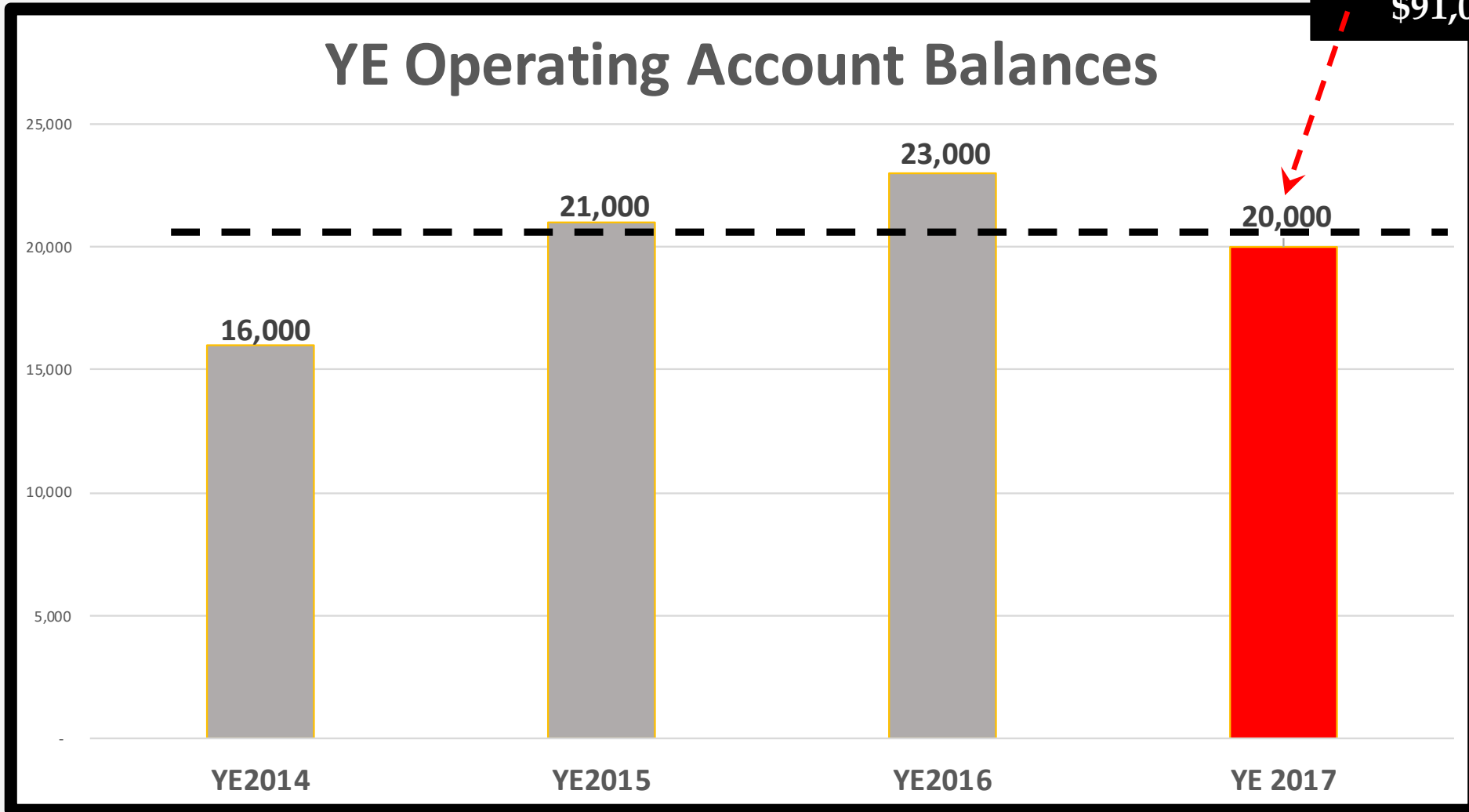
- **2017 YE Results – \$3,100 over budget**

Some unexpected charges

- **Irrigation repairs - east water meter parts (\$2,060)**
- **Absorbed some hurricane cleanup (\$1,470)**
- **MRI street drain cleaning (\$800)**

Overage absorbed by our Operating Budget

We are in good shape:
\$20,000 surplus
\$91,000 in Reserves

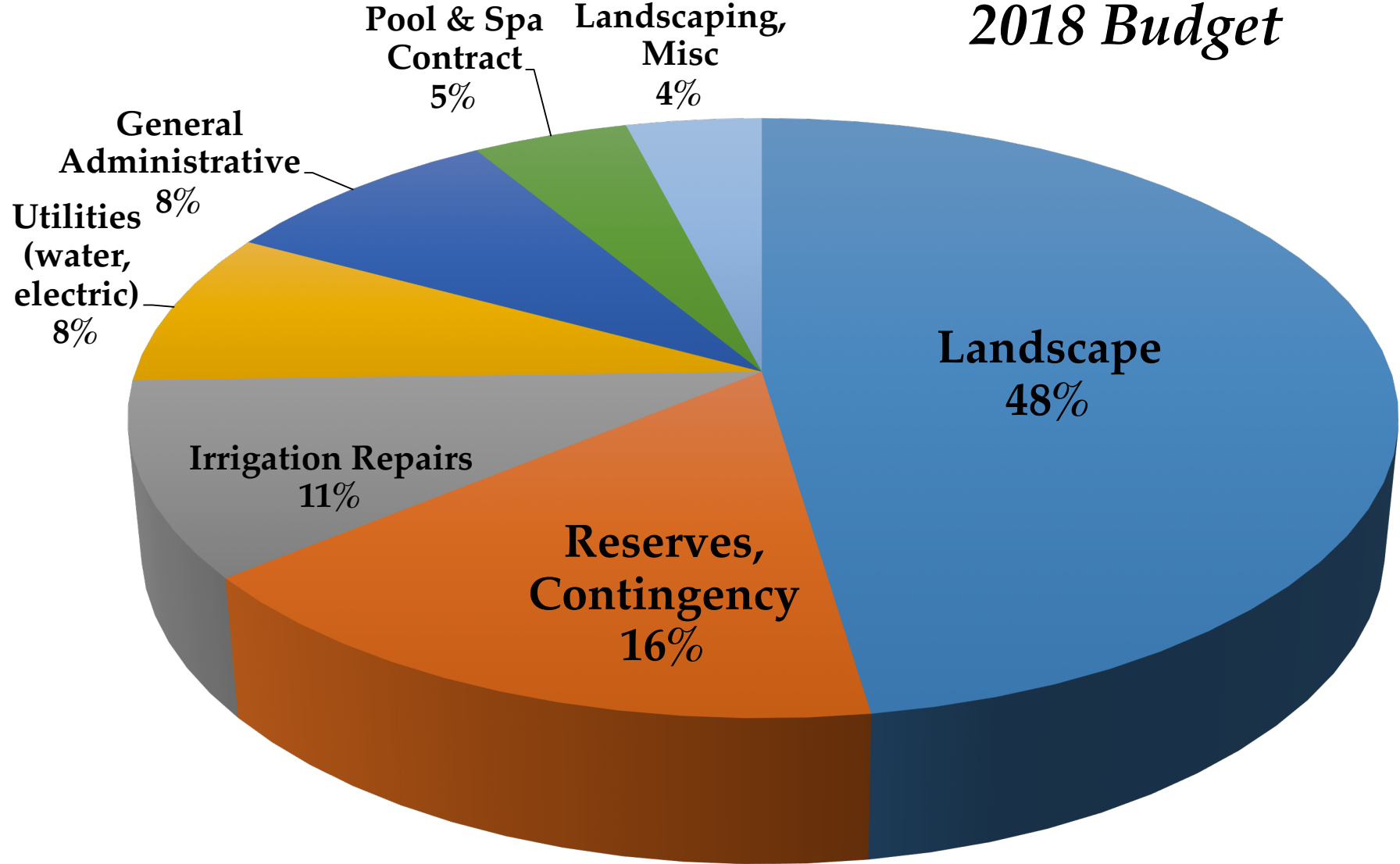


2018 Budget

- **No increase in quarterly fee**
- **1st qtr - \$999** (already paid)
- **Qtrs 2, 3 & 4 - \$749**

(pool service transition, includes \$225 refund for pool service already paid)

2018 Budget



Summary

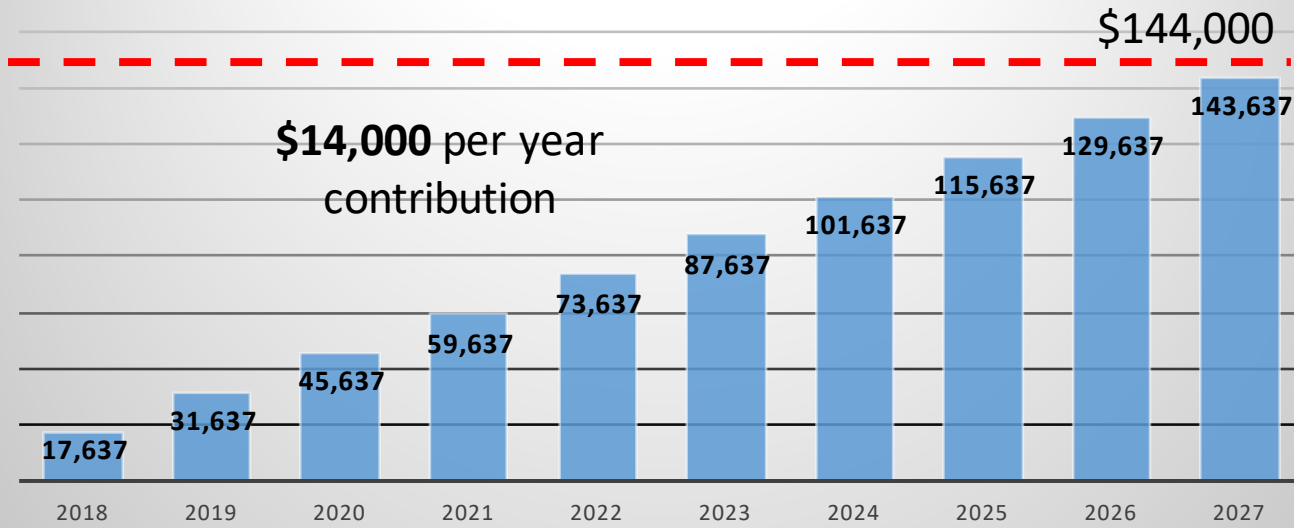
Landscape	63,400	48%
Reserves, Contingency	21,803	16%
Irrigation Repairs	14,000	11%
Utilities (water, electric)	11,100	8%
General Administrative	11,293	8%
Pool & Spa Contract	6,150	5%
Landscaping, Misc	5,340	4%
	133,086	100%

2018 Reserve Plan

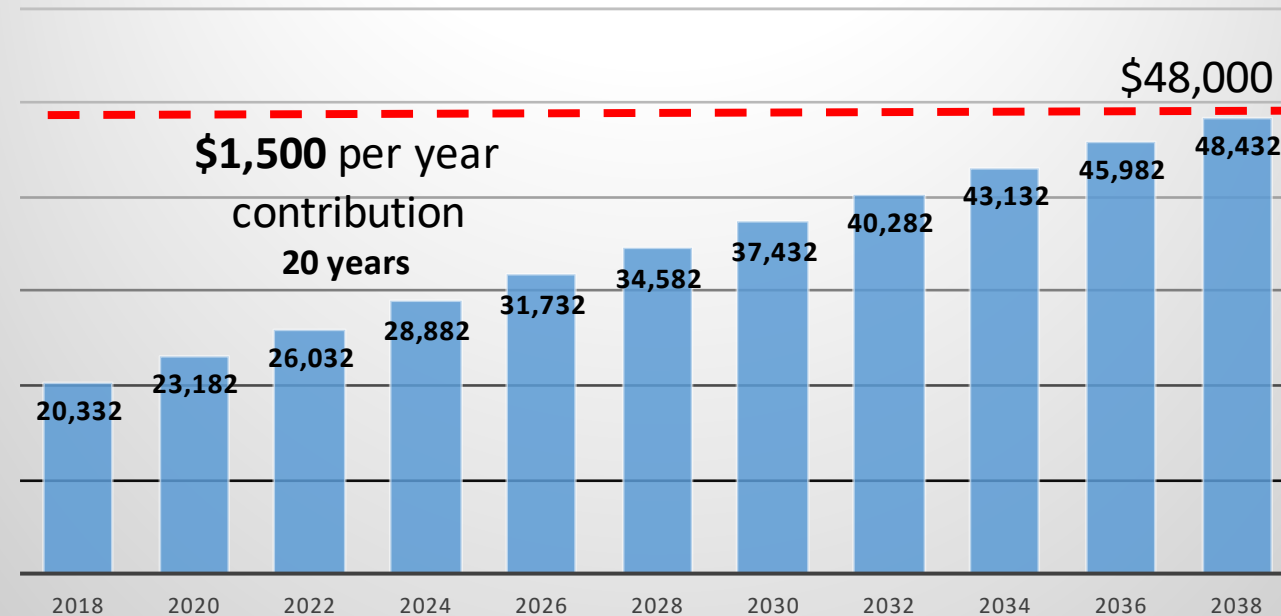
		1	2	3	4	5	6	7	8	9	10	
Reserve	Remaining Life	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Roads - seal coating	3	3			\$6K							
Roads - new asphalt	7	7							\$32K			
Painting	9	9									\$144K	
Gazebo	20	20										\$48K 2036

Need to build to this amount in 9 years incl. initial balance

Painting



Gazebo



Reserve Replenishment Painting & Gazebo

Reserve Balances

Painting- \$17,600
Roads- \$31,900
Storm Fund- \$20,900
Gazebo- \$20,300
Available Funds- \$90,900

TRANSITION TO RECLAIMED WATER

- *Paul Kemp, CDD Irrigation Manager, was asked:*
 - **1. When will conversion take place?**
 - **2. Will water quality be better?**
 - **3. Pump shut downs during the draught season?**

TRANSITION TO RECLAIMED WATER

“Supplemental reclaimed irrigation water soon”.

- *Base tier increase: \$0.53 to \$.82 per 1,000 gallons (57% increase; \$1,300)*
- *More nutrient rich*
- *Usage strictly governed (penalty tiers still in place)*
- *Fewer shutdowns*
- *Potential for more availability*

East water meter activation & enhancements

“certainly worth doing”

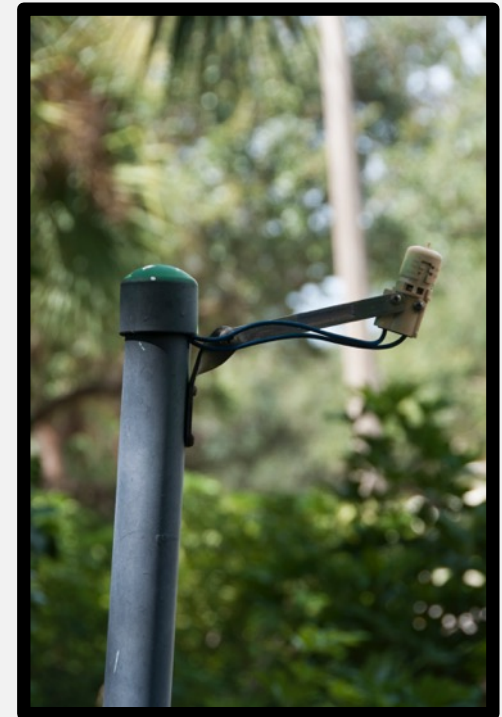
- **Improved flow**
- **Increased water pressure**
- **More sprinkler coverage**

Installed:

- ✓ Filter
- ✓ Automatic flush valve
- ✓ Dirty water scrubber valve
- ✓ Rain sensor
- ✓ Controller on water meter
- ✓ **Cost: \$4,260**



Dan Geist
Owner & President
Bradford Solutions



Initial test results

Dan Geist comments:

- *“Tremendous improvement in the dynamic pressure.”*
Increased pressure from *35 psi* to *65 psi*.
- *“I feel it was certainly worth doing.”*
“With the reclaimed water improving the supply, and the second meter / filter improving pressure, we are looking really good.”

Cost
\$2,227



Tree Roots Continue Attack on Irrigation

62 oaks and 320 palms

Cost
\$512



5 feet deep

Oak tree root cracks pipe
after 20 years of growth

Mainline Irrigation Leak
along Olde Cottage Entrance

Newsletters Published "Quarterly"



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

Maintenance

ROADS



- *Entry pavers & gutters power washed*

CRITTER CONTROL

- ❖ Removed old stations
- ❖ Two new stations at each home
- ❖ Locations most frequented by rats
- ❖ Initial cost 82 stations & baiting - \$2,050
- ❖ Quarterly re-baiting - \$410
- ❖ Activity check 6 weeks
 - determine baiting frequency



Storm Water Drainage



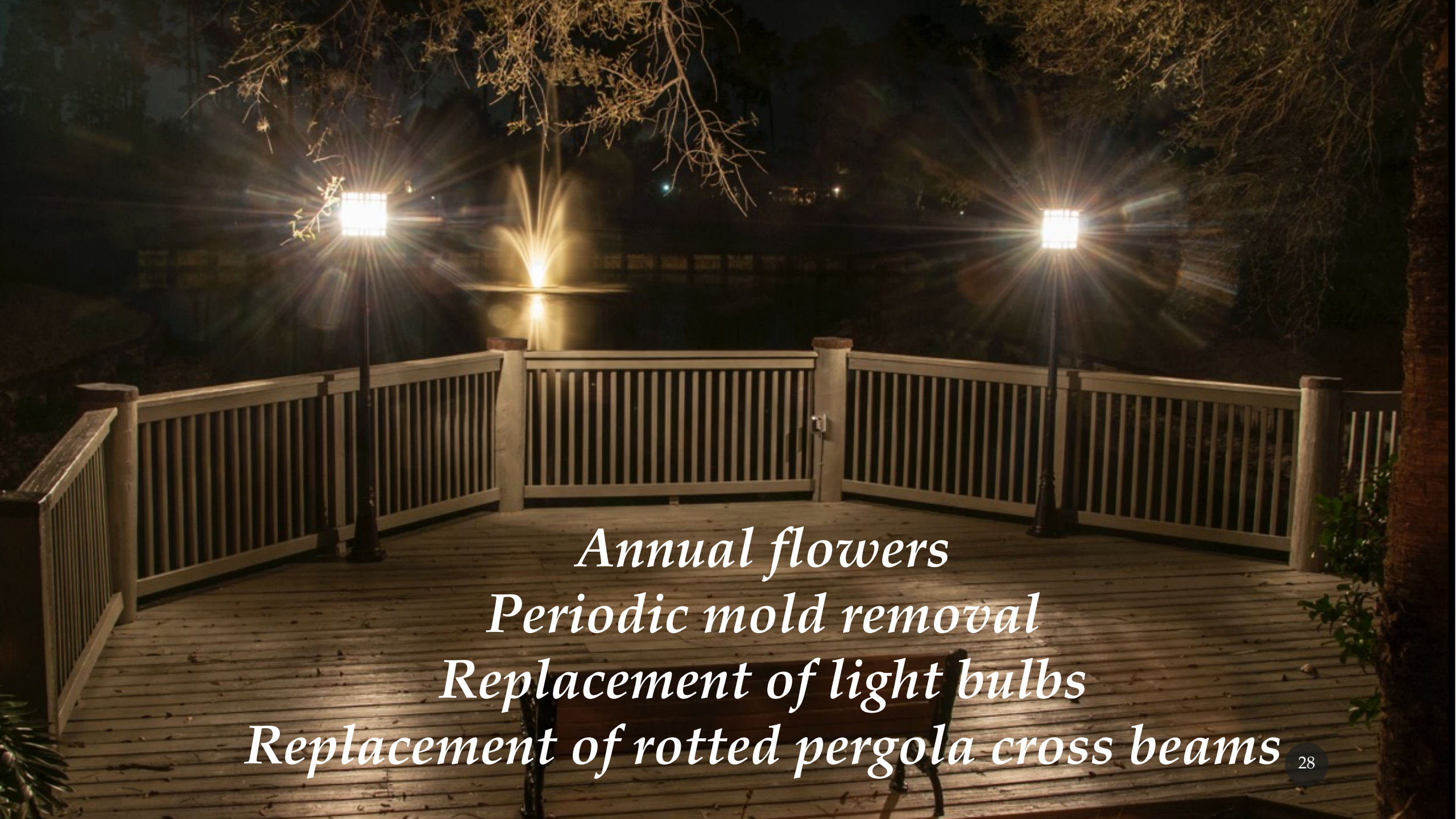
- ***Flooding Problem***
 - Highlighted by Hurricane IRMA
 - Flooding on north side of Olde Cottage Lane
- ***Cottages owns large drains along road***
- ***Residents responsible for drains on property***
- ***Resort Management – defining solution***
 - MRI provided suggested solutions
 - Investigating contractors (Baer, Avis, Roto Rooter)



Cleaning street storm drain



Clogged resident drain

A wooden deck at night, illuminated by two glowing square light fixtures. In the background, a fountain is lit up, and trees are visible against the dark sky. The deck has a white railing with vertical balusters.

Annual flowers
Periodic mold removal
Replacement of light bulbs
Replacement of rotted pergola cross beams

The Cottages is on the web!

Web address: <http://www.cottagespl.org>



Kiki Scovel
Webmaster

- Keeps residents up-to-date
- Announcements
- Connected to the neighborhood here or away
- Contact information
- Schedules - service providers, utilities, trash
- Archives of Newsletters
- Meeting notes
- Homes for sale
- Private page for residents only
- and much more

A login is required to access the "For Residents" page.

Questions, comments or suggestions contact:

Kiki Scovel: cottagespl@gmail.com





2018 Potential Projects

- Continue irrigation system maintenance
- Replace rotted pergola beams at Gazebo
- Estimates for damaged curbs on west end
- Continue to monitor resident drain solutions
- Continue landscaping maintenance

Thanks!!

Outgoing President – **Joanna Wragg**

Web Site – **Kiki Scovel**

Social – **Donna Lowe, Judy Maish**

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

Green Acres Landscaping – **Steve Kubicsek**

Bradford Solutions Irrigation – **Dan Geist**

Hurricane IRMA status reporting - **Kim Prushnak**



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



Donna Lowe

Next
Gazebo Social
tentatively
planned for
April 4th



Judy Maish

2018 Cottages Board



Kiki Scovel
President/
Landscaping



Joe Sidoti
Secretary/
Maintenance



Dennis Lowe
Treasurer/
Newsletter



Kevin Ingledue
Resort Management

Time for



The Cottages Social!!