



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

Meeting Type – Board

Meeting Date – 3/18/2026

Location - Pelican Landing Community Center and Zoom

Attendees - Kiki Scovel via zoom, Dennis Lowe, and Rich Harper

Thomas Pfuner from Resort Management was also present.

Called to Order – 9:30 AM

Proof of Notice – Notice given according to Florida Statute

Establish Quorum of Board – all members present

Approval of Previous Meeting Minutes

A Motion to pass the Jan 2026 minutes was passed unopposed.

Financial Report – Dennis Lowe

- Everything looks good on the monthly financial as of Feb. 2026. Dennis covered the 2025 Year-End financials. Overall right on target for budget -- over budget by \$526. See attached detailed report.

Committee Reports

Landscape – Scovel

- RFP sent to landscape contractors for bid. All have other properties in PL and were recommended: Stahlman, Green Heron, & Expert Lawn put in bids after multiple visits.
- Kiki handed out a comparative matrix and reviewed bids. All 3 noted same problems.



- Irrigation times changed to early mornings to allow grass to dry out to prevent fungus.
- GA double billing for flowers: not yet resolved. Contractor was supposed to send a corrected invoice but not done yet.

Maintenance – No report

6. Old Business

- Spring Newsletter will be sent out.
- Dennis reviewed the timeline for the East irrigation re-wiring. Bradford will schedule for early September. Budget is \$48,000; Dennis will contact Accurate Pavers for the driveway edges, they did west side. Old controller boxes & wires will be removed by Bradford and then exposed wall area will be painted. Rich has the paint.

7. New Business

- Motion to appoint Ellen Harper to the Entry Sign Committee, along with Dennis and Rich. **PASSED UNOPPOSED**
- Entry sign budget / timing was discussed. Plan is 1) RFP go out for bids in fall 2026; 2) Review bids in January 2027; 3) install in 2027. Requires permit and electrical adjustments. The committee will meet March 25th to start.
- HOA expects at least 2 house sales in 2026. \$2000 per house Capital Contribution. In 2025 the HOA received \$4000. These funds are in the Operating account.

Adjournment

With no other business to be discussed, the meeting was properly adjourned at 9:52 AM.

Next Meeting: April 15, 2026

YE 2025 Budget Performance

Over		
General Maintenance	(4,024)	lanscape lighting repairs
Pest control	(944)	extra baiting of boxes
Irrigation repairs	(606)	several major broken lines
Water	(402)	loss during water leaks
Trees	(200)	
Office Expenses	(180)	
Over	(6,355)	

Under		
Mulch	3,045	
Insurance	838	
Lighting / Fountain	870	
Electricity	610	
Contingency	467	
landscape Improvements	261	
Under	5,829	

Net over Budget	(526)	0.3%
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Reserve Fund Contribution	(3,537)	8.3%
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For 2025 we were slightly over our Operating Budget by \$526 (0.3%).

We were over the Reserves Budget by \$3,537 (8.3%).

Out of 19 total accounts,
 7 were over budget
 6 were under budget
 6 were right on budget