

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting

July 23, 2025

Minutes

1. Call to Order:

The meeting was called to order by Susan Vicedomini at 1:00 p.m. CDD building - 6815 Wildflower Way, Naples, FL 34113.

2. Roll Call/Establish Quorum:

Quorum was established with three Board members present via Zoom and in person:

- Thomas Justice Via ZOOM
- Susan Vicedomini

Additionally, the following people were present:

- Philippe Gabart, CAM

Absent:

- Gene Sullivan.

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Susan Vicedomini moved to approve the minutes of the May 29, 2025 meeting. Thomas Justice seconded the motion, and it passed unanimously.

5. Officers' Reports:

a. President:

Susan Vicedomini reported:

Meeting Scheduling:

Due to conflicts with CDD board meetings, Susan and Thomas discussed alternate meeting dates. They agreed on November 18 and January 20.

Gate Repairs:

Susan shared a recommendation from a technician at NewIQ, suggesting the community invest in its own welder for gate repairs. The group approved this recommendation.

Welding Needs:

Susan and Thomas reviewed previous gate repairs and acknowledged the current need for welding work on the exit gate.

Transponder Codes:

Thomas and Susan discussed the status of resident transponder codes, emphasizing the need to issue replacements for those that are damaged or missing.

Gate Access:

Susan reported on recent issues with the Amazon Key system for gate access, noting that the problem has since been resolved.

Susan Vicedomini moved to approve the \$600 proposal from welder Chris for repairs to the exit gate. The motion was seconded by Thomas Justice and passed unanimously.

b. Treasurer's Report and Financial Overview:

Thomas Justice presented the treasurer's report, noting that the association is in solid financial condition, with \$57,000 in operating cash and \$31,000 in reserves.

He reviewed recent expenditures, including \$2,000 related to a house sale, insurance premiums, pine straw trimming, and street light repairs.

c. ARB:

The review included discussion of required painting maintenance at the Hall residence. The homeowner agreed to repaint areas of the house affected by paint fading and other weather-related wear.

6. Old Business:

a. drainage project update:

Drainage Work:

Susan reported that 1,300 feet of the drainage line had been cleared. To complete the remaining section to the end of Cottesmore, lighter equipment will be used. She noted that the original scope of work was expanded to include this additional run, which has the group's support.

Special Assessment:

Susan mentioned receiving an email from Joe Merkel regarding a potential special assessment for the drainage project. This proposal was declined.

8. Adjournment:

With no further business to discuss, Thomas Justice motioned to adjourn the meeting at 1:20 p.m. The motion passed without dissent.

Respectfully submitted be Philippe Gabart, CAM
Resort Management