

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting Minutes

February 27, 2025 – 1:30 P.M.

1. Call to Order:

The meeting was called to order by Susan Vicedomini at 1:32 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
- Eugene Sullivan
- Susan Vicedomini

Additionally, the following person was present:

- Philippe Gabart, CAM
- No owners.

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Eugene Sullivan moved to approve the minutes of the December 2, 2024, meeting. Thomas Justice seconded the motion. The motion passed unanimously.

5. Officers' Reports:

a. President:

- **Susan** explained that **FPL credited \$4,900** to their account after discovering a billing error.
- **FPL refunded a portion of sales taxes** to the HOA, resulting in a **\$4,000 credit** for future bills.
- **Davis Development** has begun **breaking ground** for new apartments.
- **Road replacement costs** were reviewed, estimated at **\$30,000 per 1/10 mile**, with condos requiring fully funded replacements.

- The **Association may need to increase reserves** to prepare for future road replacements.

Landscaping Updates:

- **Replacing dead plants** with new species, experimenting with **copper leaf plants** to improve garden bed growth.
- **Lawn care, landscaping, and bush maintenance** updates were discussed.
- **Susan** proposed **removing two dead palm trees** and trimming coconut palms, with a **Stallman proposal of \$25**.
- Discussion on **pine straw bales**, with an initial bid of **\$15,302** and potential for another bid from **Southeast Spreading**.
- **Landscaping ideas** for a **small island**, including copper leaf plants and other **Florida native species**.
- **Susan** suggested **using copper leaf bushes** to frame a tree in the landscape, as they are available in multiple colors and are native to Florida.
- Concerns were raised about **planting challenges on islands** with **curving roads and limited soil**, emphasizing the need for **soil-stabilizing plants**.

b. ARB:

- Review of the latest approved applications.

6. Old business:

a. Streetlight and palm lights update:

- Susan reports on the maintenance of streetlights, highlighting cost savings from a service call that was mistakenly billed incorrectly.
- replacement of a streetlight with exposed wiring was mentioned.
- The re-wrapping of trees with low-voltage lights was discussed, emphasizing the need for them to be more durable.
- A yellow streetlight near a residence was noted, with plans to wait for an issue to arise before calling an electrician.

7. New Business:

a. Lely Master Proposed Documents change:

Susan presented 12 ballots for the master document change, all of which were in favor.

Eugene Sullivan moved to approve the proposed document changes for the Lely Master. Thomas Justice seconded the motion, and it passed unanimously.

b. Social Funding:

- Susan suggests adding a line item for social funding in next year's budget to better manage social activities.
- The need for a separate budget for social activities was discussed, along with the importance of having a structured plan for social events.
The upcoming pickleball tournament was discussed, including the need for a donation to an animal shelter in exchange for hosting the event.
- Susan mentions the need to bolster support for Doug, who is feeling disheartened with the social committee.
- The importance of dedicated social events was discussed, along with the need for recognition and prizes for participants.

8. Adjournment:

With no further business to discuss, Eugene Sullivan motioned to adjourn the meeting at 2:20 p.m. The motion passed without dissent.

Respectfully submitted by Philippe Gabart, CAM
Resort Management