



COTTESMORE HOA
MAY 24, 2022 BOARD MEETING MINUTES

Board Members Present: Susan Vicedomini
Tom Justice
Gene Sullivan

Management Representative: Danielle Farese, CAM

The meeting was called to order at 1:30 P.M. with a quorum of the board present on Zoom. It was affirmed the meeting was properly noticed.

APPROVAL OF MINUTES – A motion was made to approve the previous meeting minutes as presented.

MOTION: GENE SULLIVAN SECOND: SUSAN VICEDOMINI ALL IN FAVOR

OFFICER/COMMITTEE REPORTS –

President's Report: Susan updated members on behalf of the Master Association:

- There was a Master Association meeting May 23rd, unfortunately they did not reach a sufficient amount of votes for the document revision to pass. The meeting will be reconvened in June.
- The bylaws were revised by the board of directors to allow each community decide how they want to vote for Master Association business.
- It was discovered that the proper procedure for architectural requests is to obtain Master approval as well. That will be negated.
- The lakes and preserves are finished and the littorals will be evaluated before submitting the claim to Stock.
- A proposal was received by the CDD to assume maintenance between the 5th and 6th holes for an additional 15% of the current maintenance cost. The proposal was denied.

Treasurer's Report: Tom Justice reviewed the financials and reported that the balance sheet looked good with \$82,965 in total assets, and we have retained earnings for projects. The capital contribution fund is up to date with the closed sales, one is pending. There are no homeowners in arrears.

ARB: Susan reported two recent approvals for roof replacements.

OLD BUSINESS –

- a. Pine straw update: We are still obtaining bids for this year's spreading. The cost has increased, and we are looking to add more bales as the 1,824 used last year looked light.

Resort Management
2685 Horseshoe Dr. S. # 215
Naples, FL 34104
239-649-5526



- b. Sealcoat update: We have estimates ranging from \$9,700-\$11,900. Due to inflation, we will be pushing back the sealcoating another year.
- c. Document revision update: The document revisions sent to the attorney will be reviewed by the committee to provide feedback and any recommendations.
- d. Aerator update: The aerator pump went bad and needed to be replaced. A proposal from Solitude for \$950 was accepted and we are pending scheduling.

NEW BUSINESS –

- a. Discussion on block voting: The Master is not applying block voting to the current vote.
- b. Expert Lawn Care evaluation: We are working on obtaining a trimming and fertilization schedule so that everyone can plan ahead and stay informed. There appears to be a new maintenance schedule where they are on property later than usual, and we will ask if they can alternate our time slot with the earlier client. We will begin compiling a long-term plan for the landscaping architecture.

With no further business to discuss, a motion was made to adjourn.

MOTION: SUSAN VICEDOMINI SECOND: GENE SULLIVAN ALL IN FAVOR

Meeting adjourned at 2:18 P.M.

Respectfully submitted,

Danielle Farese, CAM

The next board meeting is scheduled for June 21, 2022 at 1:30 P.M. This meeting will be held on Zoom only, and the information to join will be provided on the agenda.