



**RESORT  
MANAGEMENT**  
Community Association Management



**COTTESMORE HOA  
JUNE 21, 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 1:32 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: TOM JUSTICE      ALL IN FAVOR

**OFFICER/COMMITTEE REPORTS –**

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

- The Master approved to get the wetlands sprayed on Mustang.
- There are new areas to be assessed regarding the case against Stock.

Treasurer's Report: Tom Justice reviewed the financials and reported that there is currently \$71,053 in total assets as of May 31<sup>st</sup>. There are several owners that prepaid their assessments, and we are almost up to the projected capital contribution income from home sales. We will be seeing a deficit on gate and irrigation due to unexpected repairs.

ARB: Susan reported one application approval for hurricane shutters.

**OLD BUSINESS –**

- a. Pine straw update: The bids that were obtained for this upcoming spreading had differing amounts. We are currently waiting on a revision from Southeast Spreading whose price was more favorable and based on his experience in the community in past years.
- b. Aerator update: The aerator pump has been repaired and all is functioning properly.

**NEW BUSINESS –**

- a. Call box replacement: The main internal board of the call box has gone down and it is the professional opinion of our contracted vendor to replace the entire system due to the components of the current call box being aged and becoming obsolete.



A motion was made to approve the proposal from Cypress Access to replace the call box.

MOTION: GENE SULLIVAN                      SECOND: TOM JUSTICE                      ALL IN FAVOR

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

MOTION: GENE SULLIVAN                      SECOND: TOM JUSTICE                      ALL IN FAVOR

Meeting adjourned at 2:21 P.M.

Respectfully submitted,

Danielle Farese, CAM

The next board meeting is scheduled for July 26, 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.