**COTTESMORE HOA  
JULY 26, 2022 BOARD MEETING MINUTES**

Board Members Present: Susan Vicedomini  
 Tom Justice (via Zoom)  
 Gene Sullivan

Management Representative: Danielle Farese, CAM

The meeting was called to order at 1:31 P.M. with a quorum of the board present. 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:

* At the last Zoning Commission meeting, they proposed the addition of residential areas to C3 zoning. This will put to vote by the commissioners in the winter. We are requesting special conditions should the PUD pass.
* Lely’s engineering assessment will be in September to see where the turnover status is from Stock.

Treasurer’s Report: Tom Justice reviewed the financials and reported that the cash and reserves are in good shape. There are some big tickets that came in for legal bills for the amendments, and irrigation repairs.

ARB: There were no ARB requests for the last month.

**OLD BUSINESS** –

1. Pine straw update: A motion was made to approve Southeast Spreading’s proposal for 2,680 bales of pine straw at $14,740.

MOTION: GENE SULLIVAN SECOND: TOM JUSTICE ALL IN FAVOR

1. Discussion on document change: Changes added by the attorney were discussed. One of which was recommending a $20,000 fine. The board unanimously agreed $5,000 would suffice.

**NEW BUSINESS –**

1. Call box replacement: The replacement is scheduled for the end of next week if not earlier. It was delayed due manufacturing delays and then weather conditions for the installers. Once the callbox is replaced, we will be switching the connectivity from a phone line to internet through Centurylink for approximately $65/mo. and will begin maintaining the callbox in-house to save on cost.

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

MOTION: GENE SULLIVAN SECOND: TOM JUSTICE ALL IN FAVOR

Meeting adjourned at 2:20 P.M.

Respectfully submitted,

Danielle Farese, CAM

The next board meeting is scheduled for August 23, 2022, at 1:30 P.M.