

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting Minutes

July 23, 2024 – 1:0 P.M.

Meeting was Held at CDD building - 6815 Wildflower Way, Naples, FL 34113

1. Call to Order:

- The meeting was called to order at 1:00 p.m. by Susan Vicedomini.

2. Roll Call/Establish Quorum:

•Quorum was established with three Board members present:

- Susan Vicedomini
- Thomas Justice
- Eugene Sullivan (via Zoom)

Also Present:

- Philippe Gabart, CAM
- One unit owner.
- One unit owner on ZOOM

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Thomas Justice made a motion to approve the previous minutes of June 24, 2024. The motion was seconded by Eugene Sullivan. All were in favor, and the motion passed.

5. Officers' Reports:

a. President's Report:

- Trimming is in progress around the HOA.
- Review of landscaping.
- Update on pine straw and inquiry from Southeast Spreading.
- ARB revisions are still in progress.

b. Treasurer's Report:

Thomas Justice reported:

As of June 31:

- Money transfer from Reserve to Operating is pending.
- The Lely Master expenses for June are over budget. Adjustment line items are needed in the June payment for CSA and Lely Master.
- A \$100 capital improvement is required for past sales. This is a reminder to Resort Management.
- Overall, the finances are in good condition.

c. ARB (Architectural Review):**I. 7712 Cottesmore Update:**

- The irrigation system has been repaired.
- Sod still not installed despite all warning from HOA.

Thomas Justice made a motion to approve the use of Expert Landscaping to install the sod at Unit 7712 and invoice the owner. The motion was seconded by Eugene Sullivan. All were in favor, and the motion passed unanimously

II. Others:

- Review of current applications submitted for review.
- Review of current language and adjustments needed.

6. Old Business.**7. New Business.****8. Adjournment:**

With no further business to discuss, Susan Vicedomini motioned to adjourn the meeting at 2:03 p.m. The motion passed without dissent.

Respectfully submitted by Philippe Gabart, CAM
Resort Management