Cottesmore Board of Directors Meeting

Sept 28, 2021

Players Club and Spa 1:30

1. Quorum was established
2. Proof of Meeting Notice
	1. Meeting was advertised on the web site, no agenda or email notification was sent
3. Roll Call
	1. Susan and Tom were there in person; Gene called in.
4. Minutes
	1. There were no minutes to approve from the July or August meeting
5. President’s Report
	1. Susan gave an update for the Master Association
6. Treasurer’s Report
	1. More items were discovered that were miscoded in the financials, they will be corrected in the Sept financials
	2. The accounts receivable is in excellent order, no outstanding HOA payments are owed. Small interest amounts only.
7. Old Business
	1. Landscaping
		1. Trimming – will be done week of Oct 4
		2. Tree Staking – price was discussed with Ramiro. If the caliper is under 3 inches, $50 and greater than 3 inches it will be $75. This is the responsibility of the owner.
		3. Gate Flowers – It was decided to have sunpatiens in red and white at the front gate. Motion made by Gene and seconded by Tom for a cost of $1500.
		4. Lanai clean up – Expert is offering a service to keep lanais weed free for homeowners. They will provide Jennifer with a notice that can be sent to owners notifying them of this service.
	2. Power Washing
		1. it is scheduled for Nov 1. Vendor was asked to consolidate work done in Cottesmore to a day or two, not to drag it out over multiple days. Owners will be given the opportunity to have lanais and driveway done at a discount. Notification will be made to owners.
	3. ARB Violations
		1. 7720 – Owner tapped into the HOA irrigation to system for the purpose or irrigating plants on the lanai. This was done without approval and their system was disconnected by Expert under the request of the board. Owner is not accepting the decision of the board. The board decided to refer the matter to our attorney.
	4. ARB Request
		1. 7771 – roof was approved
		2. 7700 – retractable storm shutters were approved
		3. 7720 – Palms on side of home were approved with conditions. The owner takes full responsibility for maintenance and any damage caused by the palms. The planting was done prior to ARB request and the variety of palm is not appropriate for the location.
	5. Electrician
		1. Electrician was called by Susan; he had no outstanding work order for the front gate. He will come on Oct 1 to check the flood lights and install dedicated outlets for the lights on the palms.
8. New Business
	1. Budget
		1. First pass for the budget was done. No quarterly HOA payment increase is expected.
	2. Document Changes
		1. Discussion took place on the number of issues with owners challenging our current documents so it was decided that a committee will be formed to rewrite our HOA documents. The estimate from the attorney for this service is $4500-$7500. This will be reflected in the 2022 budget.
9. Adjourned
	1. Motion made by Tom and seconded by Gene.