

**THE COTTESMORE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
**Thursday, September 26, 2019**  
**Draft**

The Board of Directors of the Cottesmore Homeowners Association met at 1:00 PM on Thursday, September 26, 2019 at the Lely CDD Office, 8065 6815 Wildflower Way, Naples, Florida.

**APPEARANCES:** Susan Vicedomini, President  
Gene Sullivan, Vice President (via conference call)

**ALSO PRESENT:** Ken Hess, Dorrill Management Group  
Gerald Beck (ARB)

**CALL TO ORDER/PROOF OF NOTICE**

Mrs. Vicedomini called the meeting to order at 1:02 p.m. and stated that it was properly noticed on September 23, 2019.

**ROLL CALL**

It was noted that the above listed board members board members were in attendance, which constituted a quorum.

**APPROVAL OF THE MINUTES OF THE AUGUST 27, 2019 BOARD MEETING**

On a motion by Mr. Sullivan and a second by Ms. Vicedomini, the board approved the minutes of the August 27, 2019 Board of Directors' Meeting as is with all voting in favor.

**OLD BUSINESS**

**FINANCIALS**

Mr. Sullivan reviewed the financials through August 2019. Ken Hess was asked that letters be sent to any accounts that were over 90 days. Four accounts were ordered to be sent to the Attorney for collection on 10/1/2019 if not paid up.

**MAINTENANCE**

Mr. Justice reported that the mailbox project was to start up again on August 28. Weather had caused several delays in the project. A decision on pine straw was postponed until any further proposals are received.

The proposal from Supreme for power washing was signed by Ms. Vicedomini. Ken Hess was asked to send an email to owners regarding options they have for having their own property power washed.

Gate transponders that are "first generation" no longer work with the newest reader. Owners are being given "third generation" transponders at no cost to them when replacing the old transponders. More transponders are needing to be ordered.

**OLD BUSINESS**

The Capital Contribution is now able to be implemented for all sales of properties going forward. The contribution is equal to two (2) quarterly assessments. This will be included as part of the estoppel process when buyers are working with the title company.

Ken Hess was instructed to send the remaining balance to the holiday decoration vendor, Giolis Illumination, in order to complete this year's payments.

It was noted that two lights have been knocked over at the gate entrance and are in need of repair.

**NEW BUSINESS**

Ken Hess reported on property matters. Repairs were made to the lawn at the north circle where a truck had driven into the grass and made large ruts in the lawn. No charge was incurred for the repairs.

Dorrill Management is up and running with AppFolio. Currently both the old and new systems are being maintained to provide a backup.

Ken Hess will work on the initial budget for 2020 for the next meeting.

The Social Calendar has had some revisions and an updated version is being sent to all owners.

**PUBLIC COMMENT**

No comments or questions from any owners.

**NEXT MEETING**

The next meeting will be on October 24, 2019 at 1:00 P.M. at the Lely CDD office.

**ADJOURNMENT**

With no other business to address, the meeting was adjourned on a motion by Mr. Sullivan, seconded by Ms. Vicedomini, and the meeting was adjourned at 2:10 P.M.

Minutes submitted by Ken Hess, CAM for Cottesmore HOA