

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting

November 17, 2025

Minutes

1. Call to Order:

The meeting was called to order by Susan Vicedomini at 1:00 p.m. CDD building - 6815 Wildflower Way, Naples, FL 34113.

2. Roll Call/Establish Quorum:

Quorum was established with three Board members present via Zoom and in person:

- Susan Vicedomini In Person
- Gene Sullivan. In Person

Additionally, the following people were present:

- Philippe Gabart, CAM
- Two-unit owners.

Absent:

- Thomas Justice

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Gene Sullivan moved to approve the minutes of the September 24, 2025, meeting. Susan Vicedomini seconded the motion, and it passed unanimously.

5. Officers' Reports:

a. President Report:

Gate Issues and Security Concerns:

Susan discussed the ongoing issues with the gate, including a boring company visit to install new wires and a new motor for the exit gate.

Gene mentioned an email that sparked a board discussion about keeping the gate open during the day and closing at night. Susan explained the insurance implications of keeping the gate open and the need for security equipment. Gene suggested surveying or discussing the issue at the January owners' meeting.

Exploring Fiber Optic Internet for the Community:

Susan introduced the idea of bulk fiber optics for the community, mentioning other HOAs that have signed up for Blue Stream. Gene raised questions about the installation process and the cost to the association. Susan explained the 10-year contract and 100% participation requirement, and the potential benefits of high-speed internet.

Upcoming Events and Community Activities:

Susan announced the date for decorating the gate and the purchase of new red bows. A crock pot driveway party was scheduled for January 13, hosted by the Putnams. A welcome back dinner at the Players Club was planned for January 21, coordinated by Mary Giannini. The annual meeting was set for January 19, with volunteers lined up to host driveway parties for the rest of the winter.

Sports and Social Updates:

Susan mentioned the cancellation of the golf league due to changes in the guest policy at Classics. Gene discussed the possibility of organizing a pickleball tournament in March or April. Susan noted ongoing efforts to arrange an end-of-season party at Classics, despite challenges with the chef.

Mailbox Incident and ARB Requests:

Susan recounted the incident where a vendor damaged a mailbox, and the subsequent replacement with a durable vinyl mailbox that included a breakaway screw feature. Susan mentioned the approval of a Bismarck palm removal due to palm weevils and the planting of a Christmas palm. Susan noted the importance of fast-tracking contagious disease requests within the ARB process and the quiet nature of recent ARB submissions.

Landscaping and Turf Issues:

Gene suggested improving the appearance of the island by adding a two-tiered hedge and rearranging bushes. Susan agreed to consult with the landscaper for suggestions on improving the island and addressing drainage issues. Susan noted the impact of weeds and fungus on the community's turf. *Another speaker* mentioned the damage caused by lawnmowers and the need for better maintenance.

Landscapers' and Homeowners' Responsibilities:

Susan clarified the landscaper's responsibilities, which included maintaining grass and controlling weeds, but not turfing. The discussion highlighted the challenges of maintaining St. Augustine grass in shaded areas and the impact of homeowners' actions on the lawn's condition. Susan mentioned the need for better communication with homeowners about watering regulations and the consequences of changing irrigation schedules. The

conversation concluded with a focus on the potential costs and logistics of fulfilling requests for turfing small areas.

b. Treasurer:

The conversation shifted to the financial status of the HOA, with Gene reporting good cash flow and an extra \$2,000 from a house closing.

6. New business:

Budget Overview:

Susan explained the CSA fee and its equivalence to a CDD fee, clarifying the maintenance responsibilities of the CDD. Susan discussed the increase in CDD and master association fees and their impact on the overall budget.

Budget Increases and Reserve Funds:

Susan explained the increase in the landscaping contract and the overall budget increase. An owner mentioned the original bond holders and their ability to elect directors. Susan discussed the replacement fund and its funding by new owners. An owner talked about the reserve for replacement and the need to set aside funds for common area maintenance.

Gene Sullivan moved to approve the 2026 Proposed Budget as Presented. Susan Vicedomini seconded the motion, and it passed unanimously.

8. Adjournment:

With no further business to discuss, Gene Sullivan motioned to adjourn the meeting at 1:45 p.m. The motion passed without dissent.

Respectfully submitted by Philippe Gabart, CAM
Resort Management