

THE COTTESMORE HOMEOWNERS ASSOCIATION
BOARD MEETING
Tuesday, August 27, 2019
Draft

The Board of Directors of the Cottesmore Homeowners Association met at 1:00 PM on Tuesday, August 27, 2019 at the Lely CDD Office, 8065 6815 Wildflower Way, Naples, Florida.

APPEARANCES: Susan Vicedomini, President
Gene Sullivan, Vice President
Thomas Justice, Treasurer

ALSO PRESENT: Ken Hess, Dorrell Management Group

CALL TO ORDER/PROOF OF NOTICE

Mrs. Vicedomini called the meeting to order at 1:00 p.m. and stated that it was properly noticed on August 23, 2019.

ROLL CALL

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

APPROVAL OF THE MINUTES OF THE JULY 30, 2019 BOARD MEETING

On a motion by Mr. Sullivan and a second by Ms. Vicedomini, the board approved the minutes of the July 30, 2019 Board of Directors' Meeting as is with all voting in favor.

OLD BUSINESS

FINANCIALS

Mr. Justice stated that things look well with the financial statements. Receivables were showing that several individuals who had been assessed fines had not paid them. A follow-up will be done to inquire as to why this has not occurred. Copies of the July 31 financials were distributed to each Board Member.

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 received. The price remained the same as 2018. The proposal was signed by Ms. Vicedomini.

The gate transponder reader has been causing difficulties for some time in that we now know it could not read the newest of transponders ("third generation"). A motion to approve payment for the new reader at a cost of \$3,786.48 was made by Mr. Justice, seconded by Mr. Sullivan, with all voting in favor.

The gate transponder reader, once replaced, has caused some difficulties as the new transponder cannot read the "first generation" transponders. Original owners in Cottesmore would have received the now obsolete transponders. New transponders will be supplied to the owners in need of replacing their old transponders.

OLD BUSINESS

A motion was made to institute a capital contribution in the amount equal to two quarterly assessments upon the resale of each home. The motion was made by Mr. Sullivan, seconded by Mr. Justice with all voting in favor.

A letter was sent by the Association's attorney to Giolis Illumination request a release from the current contract due to incomplete installation and work during the 2018 Christmas season. A decision will be made on how to pursue the issue at the next board meeting. To date, no response has been received.

Ms. Vicedomini reported that the Lely Master Turnover Update has been delayed until 2020.

NEW BUSINESS

Ken Hess reported on property matters. The lake report had not arrived and will be presented at the next Board Meeting. Damage was done in the circle on the north end of Cottesmore Dr. Truck tires ran into the grass causing damage to the lawn. Ken Hess will see this is repaired.

Dorrill Management is close to completely switching into new software, APPFolio. Currently both the old and new systems are being maintained to provide a backup.

Ken Hess presented the steps necessary for completing the 2020 Proposed Budget and approving a budget prior to November 15, 2019

PUBLIC COMMENT

Questions were received from the owners in attendance. Questions were asked relating the installation and cost of the mailboxes.

NEXT MEETING

The next meeting will be on September 26, 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. Justice, seconded by Mr. Sullivan, and the meeting was adjourned at 2:02 P.M.

Minutes submitted by Ken Hess, CAM for Cottesmore HOA