

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting Minutes

May 22, 2024 – 3:30 P.M.

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

1. Call to order:

- Meeting was called to order at 3:32 pm.by Susan Vicedomini

2. Roll call/establish quorum:

- Quorum was established with 3 Board members being present.
 - Susan Vicedomini
 - Thomas Justice
 - Eugene Sullivan

3. Proof of notice:

- Posted per Florida Statute 718.

4. Approval of previous Minutes:

Thomas Justice made a motion to approve previous minutes, motion was seconded by Susan Vicedomini, all in favor, motion passed.

5. Officers Report:

a. President report:

- General review of Association affairs.
- Review of Board meeting schedule for 2024.

6. New Business:

c. ARB: Vote on Requiring a Completion Date for Exterior ARB Request:

- Overview of Current ARB Projects:
- Discuss several ongoing projects.
- Highlight specific issues with one project:
- A dumpster has been sitting outside for months without a clear reason or timeline.

- The work is taking excessively long.
- Sod and irrigation systems have been compromised.
- It was agreed to add a completion date requirement for exterior projects on the ARB application.

Thomas Justice made a motion to add a completion date for exterior projects on the ARB application. The motion was seconded by Eugene Sullivan, and all were in favor. The motion passed.

7. Old business:

a. Sidewalk repairs discussion:

- Update on the sidewalk repairs.
- Several areas are having tripping hazards.
- The bid from Bain Sealcoating was selected and reduced to \$8,400.00.
- Work to include Remove and dispose of damaged sidewalk. Install new concrete sidewalk areas using 3000 psi concrete with fiber mesh. Grind areas.

Thomas Justice made a motion to approve the proposal from Bain Sealcoating as presented. The motion was seconded by Eugene Sullivan, and all were in favor. The motion passed.

b. Landscaping:

- Addressed the costs of hurricane cleanup and the lack of control over these expenses.
- Evaluated the proposal provided by the current vendor, Expert.
- No immediate action is needed currently.

c. Tree Trimming:

- Addressed the costs of hurricane cleanup and the lack of control over these expenses.
- Discussed tree trimming, including coconuts and Bismarck palms, with the community.
- Debated trimming oak trees in front and back yards, noting differing opinions on priority and cost.
- Evaluated the trimming schedule for queen palms and coconut palms.

d. Entry Gates:

Review of Issues with Current Vendor, Handsfree:

- Ongoing frustration with the current gate company.
- The association is seeking a cheaper alternative.

- The association has been withholding the May payment and has not made any payments to Handsfree.

Review of Proposal from NewIQ:

- NewIQ's proposal is \$1,400.00 lower than the current vendor's.
- NewIQ is widely used and recommended in Lely.

Thomas Justice made a motion to approve the proposal from NewIQ as presented. The motion was seconded by Eugene Sullivan, and all were in favor. The motion passed.

8. Adjournment:

With no further business to discuss, Susan Vicedomini motioned to adjourn the meeting at 3:45 p.m., and the motion was passed without dissent.

Respectfully submitted by

Philippe Gabart, CAM
Resort Management.