

# **COTTESMORE HOMEOWNER ASSOCIATION INC.**

## **Board of Directors Meeting Minutes**

**June 27, 2024 – 3:30 P.M.**

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

### **1. Call to Order:**

- The meeting was called to order at 1:31 p.m. by Susan Vicedomini.

### **2. Roll Call/Establish Quorum:**

- Quorum was established with three Board members present:
  - Susan Vicedomini
  - Thomas Justice
  - Eugene Sullivan (via Zoom)
- Also Present:
  - Philippe Gabart, CAM
  - One unit owner.

### **3. Proof of Notice:**

- Notice posted per Florida Statute 718.

### **4. Approval of Previous Minutes:**

**Thomas Justice made a motion to approve the previous minutes. The motion was seconded by Eugene Sullivan. All were in favor, and the motion passed.**

### **5. Officers' Reports:**

#### **a. President's Report:**

- CDD/CSA fee increase for 2025.
- Board members must be registered with FINCEN.
- Review of new HOA laws and steps to stay updated.
- Tree trimming completed successfully.

#### **b. Treasurer's Report:**

Thomas Justice reported:

- As of May 31, the HOA's financial status is strong.
- Reviewed current delinquencies.

- Reviewed P&L (Profit and Loss).
- The balance sheet is in good condition.

**c. ARB (Architectural Review):**

**i. 7712 Cottesmore Update:**

- ARB for the front door was received and approved.
- Irrigation is still not compliant; repairs are in progress.
- Sod replacement to be completed by the end of June.

**6. Old Business:**

- Review of current language regarding slip and fall liability for the HOA in common areas.
- Consideration of a "No Trespassing" sign at the HOA entrance.

**7. New Business:**

- **a. Pine Straw Contract:**

Reviewed quotes for fall mulch:

- Southeast Spreading
- Golden Gate (noted for its good reputation around Lely Resort).

**Thomas Justice made a motion to approve the mulch proposal from Golden Gate in the amount of \$14,900.80. The motion was seconded by Eugene Sullivan. All were in favor, and the motion passed.**

**8. Adjournment:**

**With no further business to discuss, Susan Vicedomini motioned to adjourn the meeting at 2:03 p.m. The motion passed without dissent.**

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Respectfully submitted by,

Philippe Gabart, CAM  
Resort Management