

**THE COTTESMORE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
**Tuesday, July 30, 2019**  
**Draft**

The Board of Directors of the Cottesmore Homeowners Association met at 1:00 PM on Tuesday, July 30, 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, Dorrill 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 July 26, 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 JUNE 21, 2019 BOARD MEETING**

On a motion by Mr. Sullivan and a second by Mr. Justice, the board approved the minutes of the June 21, 2019 Board of Directors' Meeting as is with all voting in favor.

**OLD BUSINESS**  
**FINANCIALS**

Ms. Vicedomini noted that two payments had been made to the Christmas light vendor when we are actually seeking to not use them this year due to poor results in 2018. Ken Hess will speak with the attorney to recover the two payments.

Mr. Justice reviewed the June 2019 financials with the Board. Revenues exceeded expenses by \$10,797 for the first six months of the year. Expenses were under budget by \$7,571. The Board reviewed the accounts receivables which had lowered over recent months. Mr. Justice did no small variations between the bank accounts and the balance sheet. He also recommended moving the capital account to a financial vehicle that would produce a higher interest rate.

**MAINTENANCE**

Mr. Justice gave an update on the mailbox project. He presented an estimate for sand blasting the mailboxes and poles and repainting them with Satin Black Urethane. This

would also include renumbering the mailboxes. Other options were considered but were more expensive. A motion was made by Mr. Sullivan to accept the proposal from American Sandblasting, LLC in the amount of \$16,359.00. This amounts to \$287 per door. The motion was seconded by Mr. Justice with all voting in favor. Ken Hess will acquire necessary documents (i.e. license, insurance and W-9) from the vendor prior to sending the 50% deposit.

Power washing will need to be done on property in October or November. Ken Hess will obtain quotes for the August meeting.

Ms. Vicedomini reported that the short-term lease is on the website for everyone to see. She also reported that there was no new information on the turnover from Stock Development. Stock does not seem to be taking responsibility for requested items such as increasing the Board size to five minimum.

Ken Hess reported there had been an emergency call Sunday morning at 7663. It appears an oak tree's roots caused a pipe to break and irrigation water to cause large puddles. Green Team dispatched a repairman who stopped the leak. Repairs were made the next day.

Pine straw is out for bids. Additional suppliers are going to be sought. A decision needs to be made at the August meeting.

The lake quality report was shared with the Board Members. The lake continues to do well.

### **NEW BUSINESS**

#### **ARB**

Kathy Shoop presented a Paint Pallet Book which will serve as a guide for owners. Seven complete pallet sets are included in the Paint Pallet Book. Other colors may be submitted to the ARB for approval if desired. The Board of Directors expressed thanks to Kathy Shoop for her time and effort.

#### **OWNER COMMENTS**

Ms. Vicedomini stated that Donna Fiella will not be running again for the County Commissioner's seat representing south Naples. She encouraged people to run for this open seat.

**NEXT MEETING**

The next meeting will be on August 27, 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 Mr. Justice, and the meeting was adjourned at 2:15 P.M.

Minutes submitted by Ken Hess, CAM for Cottesmore HOA