

**THE COTTESMORE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
**Wednesday, May 22, 2019**  
**Draft**

The Board of Directors of the Cottesmore Homeowners Association met at 10:30 AM on Monday, May 22, 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  
In addition two owners attended

**CALL TO ORDER/PROOF OF NOTICE**

Mrs. Vicedomini called the meeting to order at 10:30 p.m. and stated that it was properly noticed on May 20, 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 APRIL 24, 2019 BOARD MEETING**

On a motion by Ms. Vicedomoni and a second by Mr. Sullivan, the board approved the minutes of the April 24, 2019 Board of Directors' Meeting as recorded with all voting in favor.

**OLD BUSINESS**

The owners of 7699 Cottesmore Drive requested to phone in to discuss fines that were assessed by the Board of Directors for the violation of not submitting leases to the Board for approval as required in the documents of Cottesmore HOA. The property, under the name of CAP Investments, was represented by Mr. & Mrs. Edwards. The Edwards asked that the \$500 fine levied (\$100 per day for five days) be lowered to \$100 for the five days. Following discussions with the Edwards, the Board of Directors discussed the matter and a motion was made by Gene Sullivan to keep the assessed \$500 as originally assessed and not lower it. The motion was seconded by Susan Vicedomoni, with all three Board Members voting in favor.

**FINANCIALS**

Mr. Justice reviewed the April 30, 2019 financials with the Board. Operating expenses are \$4,232 under budget through the first four months of the year. Accounts receivables were \$2,527.14 as of May 21, 2019.

### **MAINTENANCE**

Discussion took place regarding the mailboxes. Difference options were considered but no decisions were made concerning the selection or installation of the boxes.

Ken Hess reported on the lake water quality report. While the water clarity was not great, all other areas of the report showed a healthy lake. The renewal on the lake maintenance with Aquatic Systems was renewed.

### **HOLIDAY LIGHTING**

The response from Attorney Adamczyk on the contract for holiday lighting does not have a clause for cancellation whether with cause or without cause. *Lawyer will send letter stating breach of warranty*

### **NEW BUSINESS**

Discussion took place concerning increasing the New Owner Fee (capital contribution) from \$500 to \$1000. Ken Hess has been asked to get an opinion from Attorney Adamczyk on the best way to implement the capital contribution at the higher level.

Ken Hess explained how a new software system will be utilized by Dorrill Management beginning in late June. This software will enable owners to access their accounts and see balances, charges, fines, as well as documents related to the Association.

An update on the Stock turnover was given by Susan Vicedomoni.

### **MANAGER'S REPORT**

Ken Hess reported on the condition of the landscaping. At present, days are dry and hot and the plants and lawns are showing some stress. Some owners have called concerning browning areas of grass. Green Team has been alerted to the areas of concern.

### **NEXT MEETING**

The next meeting will be on June 21, 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 and a second by Mr. Justice at 11:55 P.M.

Minutes submitted by Ken Hess, CAM for Cottesmore HOA