

# **COTTESMORE HOMEOWNER ASSOCIATION INC.**

## **Board of Directors Meeting Minutes**

**September 26, 2024 – 1:30 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 1:30 p.m. by Eugene Sullivan.

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

**Quorum was established with three Board members present:**

- Thomas Justice
- Eugene Sullivan

### **Also Present:**

- Philippe Gabart, CAM
- One unit owner.
- One unit owner on ZOOM

### **Absent:**

- Susan Vicedomini

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

- Notice posted per Florida Statute 718.

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

**Thomas Justice moved to approve the minutes from the July 23, 2024 meeting. Eugene Sullivan seconded the motion. The motion passed unanimously.**

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

#### **a. President:**

**Provided by Eugene Sullivan.**

Conducted a general review of landscaping and storm-related issues. Irrigation was shut off on the day of the hurricane.

**b. Treasurers:**

Report by Thomas Justice:

- July Financial Review
- Reserve and Cash Review
- Pending Receivables
- Overall Status: Good Shape

**c. ARB:**

Review of the latest approval for a new pool cage at 7687, approved by the Committee.

**6. New business:**

**a. Power washing:**

Review of the power washing quote provided by NewBrite: If approved for \$3,200.00, it will be scheduled for late October.

**Thomas Justice moved to approve the power washing quote from NewBrite for \$3,200.00. Eugene Sullivan seconded the motion. The motion passed unanimously.**

**b. Gate battery backups.**

Review of the issue concluded with an agreement to postpone the project until 2025.

**c. Electric Panel:**

The electric panel failed due to ruts and deterioration. It was agreed to have it replaced by Mark Electric.

**Thomas Justice moved to approve the electric panel replacement by Mark Electric. Eugene Sullivan seconded the motion. The motion passed unanimously.**

**8. Adjournment:**

**With no further business to discuss, Eugen Sullivan motioned to adjourn the meeting at 1:55 p.m. The motion passed without dissent.**

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Respectfully submitted be Philippe Gabart, CAM  
Resort Management