

# **COTTESMORE HOMEOWNER ASSOCIATION INC.**

## **Board of Directors Meeting**

**May 29, 2025**

### **Minutes**

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

The meeting was called to order by Susan Vicedomini at 1:30 p.m. CDD building - 6815 Wildflower Way, Naples, FL 34113.

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

Quorum was established with three Board members present via Zoom and in person:

- Thomas Justice Via ZOOM
- Gene Sullivan
- Susan Vicedomini

Additionally, the following persons were present:

- Philippe Gabart, CAM
- Two owners.

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

- Notice posted per Florida Statute 718.

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

**Gene Sullivan moved to approve the minutes of the March 26, 2025, meeting. Thomas Justice seconded the motion. The motion passed unanimously.**

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

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

##### **Susan Vicedomini reported:**

Susan reported on electrical issues at the gate, specifically citing a dead GFI outlet and non-functioning palm lights. She inquired about previous repairs and explained that the incorrect GFI had been fixed during the last service. She also mentioned a substantial electrician's bill totaling \$955 for the gate repairs.

Susan praised the new low-voltage palm lights for their reliability but noted occasional problems caused by unplugged irrigation lines. She discussed the recent repair of a transponder reader, which cost \$400, and pointed out that the device had originally been purchased six years ago for \$4,600.

She also noted an increase in the monthly maintenance cost for the call box, which rose from \$4,395 to \$4,595.

Susan provided an update regarding the Department of Business and Professional Regulation (DBPR), stating there was still no continuing education curriculum available from the department, despite some private companies suggesting otherwise. She explained that board members elected before July 1, 2024, are required to complete four hours of annual continuing education.

Finally, Susan mentioned that the drainage projects had been delayed due to vandalism involving the vendor's vehicles.

#### **b. Treasurer's Report and Financial Overview:**

Gene Sullivan provided an update to the treasurer's report, noting that there was ample operating cash and healthy reserve balances. He clarified a receivable balance of \$2,000, explaining that it was the result of a homeowner paying in advance. Gene also mentioned recent expenditures on wet checks and gate repairs but emphasized that the association remained in good financial health overall. Susan confirmed that the estoppel paperwork for a recent home sale reflected the correct amount of \$2,000. She noted that two homes were currently on the market, with one having been sold recently.

#### **c. ARB:**

The review included discussion of required painting maintenance at the Hall residence. The homeowner agreed to repaint areas of the house affected by paint fading and other weather-related wear.

### **6. Old Business:**

#### **a. Landscape update:**

Susan provided an update on the landscaping, noting that Edwin had taken over as the new manager and that Ramiro was currently undergoing cancer treatment. She discussed the recent fertilization of bushes and trees, as well as the signing of a proposal for new gate flowers. She mentioned that the planting of Pentas had been delayed due to dry conditions, with planting now expected in early June. Susan also addressed the need for sod placement and noted that the board was in the process of deciding whether to approve it.

#### **b. Mailboxes:**

Susan explained the benefits of vinyl mailboxes, highlighting features such as a breakaway screw for easy removal if damaged. She noted the need to address mailboxes that were

peeling badly and mentioned the installation cost of \$269 per unit. Susan added that several owners had already replaced their mailboxes with vinyl ones, which were proving to be more durable and cost-effective. She suggested sending letters to homeowners with deteriorating mailboxes to offer replacement or painting options. She also referenced the success of vinyl mailboxes in another community, noting the positive feedback received from residents. Susan concluded the meeting by emphasizing the need for further discussion on summer projects and ongoing mailbox issues.

**Gene Sullivan made a motion to approve the distribution of letters to homeowners regarding mailbox maintenance. The motion was seconded by Thomas Justice and passed unanimously.**

**7. New Business:**

**a. Pine straw approval:**

**Gene Sullivan moved to approve the straw proposal submitted by Golden Golf Services. The motion was seconded by Thomas Justice and passed unanimously.**

**b. select future board meeting dates:**

Schedule meeting dates for July, September, October, and November (budget approval), as well as the 2026 Annual Meeting.

**8. Adjournment:**

**With no further business to discuss, Eugene Sullivan motioned to adjourn the meeting at 1:50 p.m. The motion passed without dissent.**

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Respectfully submitted by Philippe Gabart, CAM  
Resort Management