

# **COTTESMORE HOMEOWNER ASSOCIATION INC.**

## **Board of Directors Meeting Minutes**

**October 17, 2024 – 1:30 P.M.**

**The meeting was held via ZOOM.**

**1. Call to Order:**

**2. The meeting was called to order by Susan Vicedomini at 1:39 p.m.**

**3. Roll Call/Establish Quorum:**

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

- Thomas Justice
- Eugene Sullivan
- Susan Videdomini

**Additionally, the following person was present:**

- Philippe Gabart, CAM

**4. Proof of Notice:**

- Notice posted per Florida Statute 718.

**5. Approval of Previous Minutes:**

**Thomas Justice moved to approve the minutes from the September 26, 2024 meeting. Susan Vicedomini seconded the motion. The motion passed unanimously.**

**6. Officers' Reports:**

**a. President:**

- **Solicitations at Cottesmore:** A review was conducted regarding solicitations within the community. It has been determined that solicitations are not permitted.
- **Next Steps:** Actions will be implemented to ensure compliance with this policy.
- **Master Association Update:** The Master Association has dismissed the case against Stocks.
- **Entrance Enhancement:** Flowers are scheduled to be installed at the entrance by the end of the month.

**b. Treasurers:**

**Report by Thomas Justice:**

- **Reserve and Cash Review:**

- As of August 31, 2024, the financial review indicates that spending remains under control.

- **Monthly Activities:**

- A summary of monthly activities was provided, highlighting the ongoing management of finances and adherence to budgetary constraints.

**c. ARB:**

**Review of ARB:**

**a. Pending Requests:**

- Two replacement roofs are currently under review.

**7. Approval of Revised Guidelines:**

**Thomas Justice moved to approve the revised ARB guidelines. Susan Vicedomini seconded the motion, which passed unanimously**

**8. Old business:**

**a. Draft Budget 2025 Approval**

- The draft proposed budget for 2025 has been accepted in principle, pending some adjustments to the reserves section.

**8. Adjournment:**

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

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Respectfully submitted by Philippe Gabart, CAM  
Resort Management