

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting

September 24, 2025

Minutes

1. Call to Order:

The meeting was called to order by Susan Vicedomini at 1:00 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 In person
- Susan Vicedomini In Person
- Gene Sullivan. Via Zoom

Additionally, the following people were present:

- Philippe Gabart, CAM

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Susan Vicedomini moved to approve the minutes of the July 23, 2025, meeting. Thomas Justice seconded the motion, and it passed unanimously.

5. Officers' Reports:

a. President:

Drain Cleaning and Gate Issues:

Susan reports the completion of drain cleaning, including the removal of multiple truckloads of debris from the storm drain in front of Tom's house. The drains leading to the pond behind Tony's house and the lake at the end of Cottesmore have also been cleared, with no issues encountered during the use of machinery

The gate has continued to be problematic. While welding repairs have been completed and the microphone has been replaced, issues with the keypad persist. Susan reports she collects transponder numbers for the gate system and recently addressed a situation involving a resident who was using a second transponder for a friend's vehicle.

Pond Algae:

Susan discussed ongoing issues with pond algae, noting that the problem had worsened despite the use of special treatments.

Certification Updates:

The DBPR had allowed certification to qualify for continuing education, with three vendors approved at that time. Susan also mentioned that she had spoken to the Collier County legislative delegation about the need for more accessible HOA legislation and continuing education requirements.

Lake Assessment and Erosion Concerns:

Susan shared information about the lake assessment conducted by the master engineer, highlighting areas of concern regarding lake bank erosion. She noted that the lake bank had collapsed in several places, and a color-coded map was used to indicate acceptable areas, yellow zones of caution, and red zones requiring urgent attention. Susan explained the proposed use of aqua socks to help stabilize the eroded banks and pointed out that the red area was located on Sue and Walter's property. She also emphasized the importance of maintaining littoral plants along the shoreline to prevent further erosion and preserve the health of the lake.

b. Treasurer:

Thomas provided an update on the treasurer's report, noting a balance of \$60,000 in operating reserves and \$31,000 in reserves. He reported that the landscaping budget had increased by 5% due to a rate adjustment and that costs had been incurred for lake maintenance. The gate repair cost \$600, and batteries were installed in the gate motors at no additional charge. Thomas also discussed the proposed budget for the following year, noting that a potential increase was likely due to rising CDD and master fees.

Susan discussed the budget approval process and the timeline for final approval. It was confirmed that the November meeting would be the next opportunity to approve the budget. Susan also outlined the social events planned for the year, including the Welcome Dinner, the ice cream social, the crock pot party, and other community gatherings. The budget for social events was discussed, along with the need to carefully track expenses.

6. Old business:

a. Palm Trimming and Landscaping:

The topic of palm trimming was discussed, including the need to trim the front yard palms. The condition of the palms in the backyard was also reviewed, along with the golf course's

past trimming practices. Susan confirmed the location of the palms in Gene's backyard and agreed to add them to the proposal. It was also suggested that a picture of the palms would be taken during the next visit to confirm their type and location.

A discussion was held regarding the property lines and the golf course's impact on tree trimming and maintenance. Susan agreed to add the new palms to the proposal and also addressed the cost of trimming trees.

The discussion shifts to the appearance of plants at the entrance, with suggestions for adding more green bushes to create a wider and more balanced look. Susan agrees to ask Edwin for a proposal to improve the landscaping.

b. Power Washing:

The board discussed and approved a proposal for power washing, specifically mentioning approval to use the same vendor from last year for sidewalk power washing on November 10th and 11th, with a cost proposal of \$3,200.

Susan Vicedomini to approve the power washing proposal. Thomas Justice seconded the motion, and it passed unanimously.

7. New business:

a. Cable and Internet Providers update:

Susan discussed the benefits of fiber optic internet and TV services, including faster speeds and potential cost savings. The proposal included running fiber optic lines to the front gate and community areas, reducing telephone bills and allowing for future upgrades. She highlighted the need for 100% participation from homeowners to implement the service. The discussion also addressed the potential impact on HOA fees and the importance of a presentation from Blue Stream to answer homeowners' questions and concerns.

8. Adjournment:

With no further business to discuss, Thomas Justice motioned to adjourn the meeting at 1:45 p.m. The motion passed without dissent.

Respectfully submitted by Philippe Gabart, CAM
Resort Management