

COTTESMORE HOMEOWNER ASSOCIATION INC.

Board of Directors Meeting

March 26, 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
 - Eugene Sullivan
 - Susan Vicedomini
- Via ZOOM

Additionally, the following person was present:

- Philippe Gabart, CAM
- No owners.

3. Proof of Notice:

- Notice posted per Florida Statute 718.

4. Approval of Previous Minutes:

Eugene Sullivan moved to approve the minutes of the February 27, 2025, meeting. Thomas Justice seconded the motion. The motion passed unanimously.

5. Officers' Reports:

a. President:

Susan mentioned reaching out to Sabrina for accounts receivable and noted that Fran was still \$2,000 behind.

Susan discussed the \$10 cost for a stop check and mentioned that another account had been paid off by Sue.

b. Treasurer's Report and Financial Overview:

Thomas reviewed the financials for February 28, noting the balance sheet and the interest earned on the reserve balance.

- The income statement showed spending on palm fertilization, lake maintenance, and holiday lighting, with some items exceeding the budget.
- He suggested adjusting the budget calendar for the lake master fee and comprehensive service agreement to prevent over-budget variances.

Thomas inquired about the person responsible for the financials and discussed the possibility of adjusting the budget to avoid confusion.

c. ARB:

Susan mentioned Philippe's note to the Halls regarding painting their house and the discontinuation of a specific paint color. The ARB was quiet for the month, and lake interconnect drainage work was scheduled for late April.

6. New Business:

a. Landscaping:

Susan proposed a landscaping plan for the cul-de-sac, including red bushes and green-and-white shrubs. The group discussed the visual appeal and practicality of the proposed design, including the use of pine straw instead of pine bark.

b. Palm Trimming – Contract approval:

Susan mentioned a quote for trimming 59 coconut palms in June and confirmed the decision to stick with Expert for the job.

The group agreed on the timing and budget for the tree trimming, ensuring it was completed before hurricane season.

c. Legislation and Board Member Certification:

Susan informed the group about the Financial Crimes Enforcement Network's interim final notice, which exempted HOAs from filing the BOI-9. Tom was reminded to take the certification course for board members, as he had not done so recently. Susan discussed the new Florida legislation that established a department for owners to file complaints about HOAs, noting its impact on the budget. The group was informed about the requirement for four hours of continuing education for board members, though no current curriculum was available.

d. Upcoming Meetings and Personal Updates:

Susan mentioned that she would be in Disney World for the next meeting on April 30 and asked Jean to confirm the date.

8. Adjournment:

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

Respectfully submitted be Philippe Gabart, CAM
Resort Management

DRAFT