



Cotton Bay Homeowners Association

BOARD MEETING MINUTES

Home of: John Paul and Mindy Jones

3654 Cotton Bay Dr E

October 30, 2021 1:30 pm

Call to Order: 1:35PM

In Attendance John Paul Jones-President, Melinda Jones secretary/treasurer, Gwen Rideout Modification Chairman, Larry Rideout Website Chairman.
Not Attending Dennis Bulen his proxy vote was given to Gwen Rideout, Kay Vice Violation Chairman, Kenn Krouse Landscape Chairman

Last meeting Minutes: None from May 27, 2021, Secretary resigned no notes from Board Meeting.

Treasurer Report; Regular Checking as of 10/27/21 \$21,634.44

Reserve Account as of 10/27/2021 \$50,334.89

All Homeowners have paid the dues for 2021.

We have (2) homes owing for Special Assessment; Jonathan & Kristi Hood 3645 Cotton Bay Dr. W \$500.00 and Len Van Tran 3634 Cotton Bay Dr E owes \$250.00 for Special Assessments. Intent to lien Letters being mailed.

Old Business; Mr. Campbell 372 Savannah Lane, Lost his fence on county RD 4 due to Hurricane Sally. Wanted to re-build fence and agreed to build the fence to Cotton Bay HOA specifications 1/5/2021. Mr. Campbell Agreed to re-build and signed an agreement with CBHOA Board Members that depending on Special Assessment passing he may or may not get reimbursed. The Cost of each section of fence was \$1775.00. Gwen Rideout motioned to reimburse Mr. Campbell the \$1775.00 for his section on County Rd 4, John Paul seconded motion and motion carried.

New Business; Fence Unlimited Service is contracted for: Fence being torn down, disposed of and re-built on County Rd 4. Specification; Stainless steel screws, 6" posts, board/board. Fence Replacement costs to be \$28,400.00.

Repairs from Hurricane Sally and quotes for repairs needed;

Stump and root removal Palm Trees County Rd 4

Trees broken and other clean-up needed in Park

Drainage Ditches

Concrete Replacement in park

As we get bids, the board will vote by e-mail

Dues 2022: Discussed dues going up or staying the same. Motion made by proxy for Kay Vice a motion to go up \$10.00 in annual dues for 2021, no second for the motion. Dues are to stay at \$310.00 for 2022.

2022 Budget: Discussed budget Gwen Rideout Made a motion to accept 2022 Cotton Bay HOA Budget, Larry seconded motion and motion carried. Discussed moving \$10,000.00 from regular account to the reserves account. John Paul made a motion to move \$10,000.00 from the regular account to the reserve account, Larry seconded motion and motion carried.

Open Discussion: Discussed violations, (3) trash violations 6/7/21, (4) 6/15/21, (2) 6/22/2021, None given in July, August 17, 2021 (2) Violations, September (4) violations 9/3/2021, (3) 10/4/2021, (7) 10/24/2021, (5) 10/29/2021. Discussed violations needing to be done weekly March thru October. November thru February twice a month.

Adjourn; 2:27 pm