

Cottonwood HOA
Board of Directors and ARC Requests
Meeting Minutes
Monday February 15, 2021 (virtual)

1. Call to Order

The meeting was called to order at 5:31pm

2. Directors Attending

Jon Wright

Alfonso Robinson

David Satore

Jim Bellant

Jen Ruffini

Fred Hall

Kaley Wright

3. Approval of Minutes

A statement was read by Jen Ruffini from HOA Attorney regarding January's minutes.

In light of the pending lawsuit, the minutes have been sent to legal counsel for review. We expect they will be available soon.

4. Old Business

- Facebook page is used for important business to be shared to the community and for lost pets, asking for plumber etc
- 2 seats are open on the board, voting will take place at the annual meeting in March to fill those seats
- Don't forget to ask for extra time if you are having any issues ARC or community Related
- Just a reminder Violation letters are sent out from Etheridge properties, not board members. So if you have an issue with your letter please contact Etheridge
- We are still waiting for one more quote on the front retention pond, when we receive it we will discuss what the next process will be. We are also waiting to hear back from the County.
- All EUCA trash cans should have been picked up.
- Please remember all pets need to be on a leash it is the law
- Food Truck that was cancelled last month is set for February 17th Po Boys Shack. They will set up at front of subdivision in cul-de-sac on Grey Moss

5. New Business

- Timberland Meeting; a meeting has been set up with Timberland for February 17th. They will be discussing the back gate area and the back holding pond.
- Retention Pond, we are still waiting on some quotes to clean it, the county and Timberland to give us keys to the gates.
- Street Light on Iron Gate: We heard from the Homeowner that this light will be installed. She told the board that she does not want the light due to how her house sits, she has glass doors and doesn't want the light to shine inside. She also stated she bought the house because it didn't have a street light and she was never told there would be one installed. She said she talked with one neighbor and that person didn't want the light either. The board then took a vote to have the light installed 6 board members said yes to have the light installed and 1 board member refrained from voting. Majority vote is yes so the light will be installed at Gulf Powers convenience.
- Financials: all looks good for January. Just a reminder annual dues are due the 1st of March. Please get those paid to Etheridge by that date.
- Keep your animals on a leash while walking the neighborhood and in your front yard. Again this is a law
- No overnight parking in the street (Unless an event is taking place or maintenance work being done)

6. ARC Requests

1. Jason Panchenko - 9296 Iron Gate Blvd. - Shed

Matt Jensen Contractor

12 x 20 Shed in back corner of Property

3/12 Pitch ; I- III Pine Siding ; Shingle to match house

Right Side 5 feet from fence ; back side 5 feet from fence.

Left side 12 feet ; Front side 20 feet.

2 Windows ; Brown shed color ; Pine Walls ; Shingles - Black

No immediate paint or stain - but was thinking of a red to match brick.

****Completed**** Vote to approve by Jon second by Dave all in favor. It passed unanimously

2. Bernice Springfield - 6050 Grey Moss Blvd - Fence Repair

Husband - Contractor

Replaced Fence Boards that were damaged in the storm.

States that pickets were replaced, posts and railings were not replaced ; Fence wasn't stained.

No Plot Map or Information about Boards being replaced Vote to approve by Dave second by Jim all in favor. It passed unanimously

3. Carl Hall - 9302 Iron Gate Blvd - Security System

Install doorbell camera and two cameras on exterior of house.

One camera on the back side of the house and one on the north side by the garage door.

Inserted Plot Map of each camera location, Labeled all information.

****Waiting on a picture of the cameras**** Vote to approve by Jim second by Jen all in favor. It passed unanimously.

4. Ramona Harris - 6177 Brighton Lane - Adding Screen to existing back patio (2 doors)
Florida Sunrooms Contractor

Inserted a picture of her back porch

****Waiting on Length and Height of the screen to the back porch**** Vote to approve by Jim second by Fred all in favor. It passed unanimously.

5. Laurel Myers - 5688 Heatherton Road - Fence

Fence Masters Contractor

"Back neighbor took down lower level trees and bushes, so the back of his house was visible. The outside flood lights shone into several areas of our house and that combined with the inside lighting produced shadows as people walked through their house. Ms. Myers suffers from PTSD from a workplace mass shooting several years ago. Because of Ms. Myers' PTSD she wakes throughout the evening and night and walks her comfort dogs. While out back, seeing these shadows provokes memories of the shooting. To Eliminate the fear factor we raised the fence to replace the lower - level trees that were removed, therefore blocking the light that caused the shadows. That section of fence needed replacement as it was infested with termites from neighbor's overgrowth. Did not realize fence repair required HOA approval. Sorry for the oversight."

Inserted a drawing of the fence (6 foot right side, 6 foot left side, 8 foot in the middle of the fence).

****Per the covenants, 8 feet fences are not allowed in the subdivision. Due to a medical situation, I will be asking for Attorney's advice on this matter**** We are waiting to talk with Mr Myers on this request. So it will not be disapproved or approved at this meeting.

6. Jason Panchenko - 9296 Iron Gate Blvd - Pool Enclosure

Tim Smith, LLC

Pool Enclosure, Framing will be white to match home trim.

Inserted a 3 page description, measurement of the Enclosure.

****Completed**** Vote to approve by Alfonso and second by Jim all in favor. It passed unanimously

7. S. Suggs - 6025 Paige Point - Widen the driveway for additional parking

Homeowner will do the project

15 feet Across to the left towards the fence

34 Feet from top of driveway to the street. **Vote to approve by Jim and second by Dave all in favor. It passed unanimously.**

7. Cottonwood Concerns

- A neighbor brought up again about street light being installed at her house. A few other neighbors said that they were not given an option about the street light in their yards. Another neighbor brought it but that the part of the yard that streets lights are installed in the easement.
- A neighbor asked about how the covenants are written in regards to bringing in your RV. He received a violation letter, called Etheridge and sent all security camera photos. Looks like the problem is covenants say you can't park for more than 48hrs in a 7 day period. If some neighbors only go camping for a weekend then how do we figure out the twice in 7 days? Alfonso asked if we could get back to them on the answer. The board would like to look at how it is written and respond at next meeting.
- Jim (board member) was asked by the President if he would drive around the community and look at street lights. See if any are burned out or if we need any additional ones due to dark areas.

8. Adjournment

9. There being no further business, the meeting was adjourned at 6:53pm. Motion by Jim and second by Kaley. Passed unanimously