

Cobb's Landing Community Association Board Meeting
Thursday, July 24, 2025 6:30pm

St Luke "St Clare" Business meeting room, 2757 Alderman Rd, Palm Harbor

APPROVED Minutes

Meeting called to order at 6:34pm, quorum was established. All three board members present: Mike Nadeau, Sue Hamill and Jim Lewchuk. Also present Jackie Stubba, acting as secretary, and one resident.

Previous minutes. May 31, 2025 minutes: motion to approve by Sue, seconded by Jim, with unanimous Board approval. June 19, 2025 organizational minutes: motion to approve by Sue, seconded by Jim, with unanimous Board approval.

Treasurer's Report. Year ended June 30, 2025 report showed \$433,218.35 in bank representing \$212,254 in operating, \$61,995 in reserves and \$162,958 in savings. The year finished under expense budget by \$14,204. Extra invoices from 2024-2025 were paid in July 2025 depleting Reserves fund to \$15,000. Reserves Study advises the year to start with \$52,000 thus Mike made a motion to transfer \$50,000 from savings to Reserves, Sue seconded, it passed with unanimous Board approval. Reserves Study was discussed in depth. All three board members agreed on priority projects for this year: Phase Two Well project at Gazebo and Marina park zone, Phase Two Landscape project at select areas of entrances, Signage for entrances (already on order), and investigate Gazebo wood board replacement with resin. Other projects will also be considered.

President's Report and Manager's Report: comments by Mike added throughout meeting.

Old Business

- **Social Committee:** Board agreed to contact main social chair to support in all ways, including a summer meeting to recruit volunteers to help run events. Sue agreed to advise social committee and be the Board liaison.
- **Wall lettering:** Sue made motion to approve Image 360 revised quote \$8199.42 for riser wall lettering to include all five walls, Mike seconded, it passed with unanimous Board approval.
- **New bench:** Sue made motion to approve We Build Fun revised bench quote \$2702.20 to include cement footings install, Jim seconded, it passed with unanimous Board approval.

New Business

- **Well Phase Two:** discussion of report from Accurate Drilling advising drilling a new well over using lake water for eliminating reclaimed water source for large gazebo-marina park zone. Will investigate electrical and irrigation hook up costs to move project forward.
- **Tennis gate lock broken:** motion to approve Accurate Electronics quote \$2368.56 for new gate lock by Sue. Mike seconded, passed with unanimous Board approval.
- **Camera access delegates:** Mike made a motion that each board member will select one of their neighborhood board members to have camera viewing access, to allow up to 6 total people with access to potentially review camera footage as necessary. Sue seconded, it passed with unanimous Board approval.
- **Alderman medians:** discussion on history and costs to maintain the medians. LW estimated roughly \$1,800 per year cost for weeding, fertilizing and trimming. The water is free from new well and the county trims the median trees as needed. It was agreed the cost is minimal, plus CLCA can direct specific weekly maintenance as needed.

- **Board dispute resolution:** discussion on options to help Board resolve difficult issues. It was agreed the Board will include trusted advisors to help the Board come to agreements whenever possible.
- **Reinstating the word “hardship”** in DRB variance language: discussion of why the word was deleted from original Declaration which gave DRB authority to decide on resident issues that should instead be up to the neighborhood Board (as is now). Agreement that deleting the word was correct.
- **Unleashed dog:** discussion included advice from Atty Monique Parker and methods for handling violations of this type. Board in agreement over action that was taken on this incident and future requirements from residents that are directly involved. Board will further discuss with Monique at planned September group meeting.

Homeowner questions: homeowner in Pinnacle whose property adjoins CLCA dry retention pond offering to add trimming dead palm fronds from CLCA palm tree at same time his licensed tree service company also does trimming on his property. This option was used last year successfully. Board agreed.

Meeting Adjourned by Mike at 8:36pm

CLCA board meeting dates remaining year: Aug 20, Sept 17, Oct 22, Nov 19, Dec 17, Jan 21, Feb 18, March 18, April 23, May 20 Budget Meeting, and June 17 Annual Meeting. Dates are subject to change, please review reminder emails sent 48 hours in advance of all board meetings, plus meeting reminder signs are located at entrances in advance.

Accepted by

Mike Nadeau, president

Submitted by Jackie Stubba on behalf Cindy Alexopoulos



Jackie Stubba