

**Cobb's Landing Community Association**  
**Board Meeting Minutes**  
**April 23, 2025 at 6pm**

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

**Call to order, establish quorum** – Present were Jackie Stubba, Sue Hamill, Tara Wexler, and Mike Nadeau. Several homeowners were also present.

**Organizational confirmation vote of officer positions, Mike Nadeau (Pinnacle), Sue Hamill (Sanctuary), Tara Wexler (Estates)** – The meeting was called to order at 6:12 PM. With Mike Nadeau filling Jackie's position as President on the Pinnacle Board, the Board agreed the positions for the Cobb's Landing board would be as follows: Mike Nadeau as President, Sue Hamill as VP, and Tara Wexler as Treasurer. The agreement was unanimous.

**Approve March 19, 2025 Board minutes** – Tara made a motion to approve the minutes as presented. Sue seconded and the motion carried unanimously.

**Treasurer's Report:** Tara went over the current financial report. The Bank United statement is missing. It will be sent to the Board as soon as it is received. Tara directed bookkeeping to not accrue expense for security patrols. We will have bookkeeping correct this going forward. Cindy will obtain written instructions from CPA regarding posting of Spectrum income and expense for commission. We went over the drafted budget and made a few revisions. Sue made a motion to approve the budget as revised to be mailed. Tara seconded and the motion carried.

**President's report** - NA

**Old business**

- Community Pier items still needed
  - Four recycle fish line and hook containers – Tara indicated the cub scouts are making these and they should be ready in approximately 7-10 days.
  - "Private Marina No Mooring" sign – Cindy will order signage using similar style
  - Access ramp and additional deck cleats by Price Marine ordered – Cindy will check with Price Marine regarding the timing on the ramp and deck cleats; also the gate hinges
  - Boat slip gate lock: combination lock vs key – need combo lock (check w/Tony Price), need marine grade
- Shoreline entrance landscape design
  - Approve potential new design – the Board went over the designs.
  - Request cost quote from new vendor LW, get immediately on their May schedule - Tara made a motion to approve the plans with a final rendering and quote. Sue seconded and the motion carried.
- Stacked stone riser wall: decide on font for "Cobb's Landing" – Mike will measure and font examples will be sent. Cindy will check with Devon on install timing, height, and lettering.
- Four former swan walls: decide on new Swan design – Tara made a motion to approve the swan with the circle border. Sue seconded and the motion passed unanimously.
- Cobb's Landing board increase – Discussion took place. Tara made a motion to send the plan she submitted to the attorney. No second was made. The issue is dead. Tara Wexler left the meeting.

## **New business**

- Approve repair/repaint rusted utility box by Paint Blue \$800, or less if only one day – Sue made a motion to ratify approval. Mike seconded and the motion carried.
- Tennis court foundation washout repair – Sue made a motion to approve LRE to complete the French drain. Mike seconded and the motion carried.
  - LRE Foundation long term repair French drains, crushed stone top, \$3,500
  - HR Concrete medium term repair cement patch \$1,800 + cost to relocate irrigation
  - GA Nichols medium term repair cement patch \$1,625 + cost to relocate irrigation
- Approve Holiday decoration vendor: - Sue made a motion to approve the new holiday lighting with Tampa Holiday Lights. Mike seconded and the motion carried.
  - Tree Trimmers \$10,500 annual installation existing lights, existing vendor
  - Tampa Holiday Lights new vendor, \$11,594 purchase new lights, then \$7,575 annual installation guaranteed 3 years without price increase (first year only \$19, 169)
- Confirm meeting date requested by Landscape Workshop on-site to indicate areas of priority and establish custom report plan – Cindy will coordinate with LW
- Create process for residents to pick up tennis keys, new pier keys and ramp keys at Oldsmar office (Mon-Fri 8am to 12pm, 1pm to 4pm) – Cindy will work with Mike on transitioning this process to the office.
- Any additional vendor bids or motions
- **Homeowner questions** (limit 3 minutes and must sign up in advance) – Stacy L. questioned the boat slip contract. She will send highlighted areas in question. The Board directed Cindy to send the boat slip contract to the attorney to ensure all is correct.

**7:15 pm: Executive session** (if needed, Board only) – NA

**Meeting Adjournment** – the meeting adjourned at 8:10 PM

Remaining Board meeting dates for 2024 -2025 are May 21 BUDGET, and ANNUAL MEETING on June 18. Both to start at **6:30 PM**.

## **Boardroom Etiquette:**

- Once the meeting is called to order the following best practice will be adhered.
- Each Agenda item will be announced by Property Manager, who will read the topic and ask the board members for comments and questions. The board will discuss the topic. Once the board completes their discussion homeowners who want to speak will be recognized by the board to make their comment on the agenda item. Each homeowner comment time will be limited to 3 minutes
- If appropriate the board will then vote before moving to the next agenda items, but not required.
- A General Homeowners comments agenda item will allow time for homeowners to bring up subjects of their own choosing at this time. Each homeowner will have up to 3 minutes to speak after they are recognized by the board to speak. This will allow each person to directly engage the board without interruptions.
- The board will speak with only one person at a time.