

**Cobb's Landing Community Association
Board (Budget) Meeting**

Wednesday, May 21, 2025 @ 6:30 PM
St Luke "St Clare" Business meeting room
2757 Alderman Rd, Palm Harbor

MINUTES

Call to order, establish quorum – Present were Mike Nadeau, Sue Hamill. Tara Wexler was absent. Cindy Alexopoulos represented M & A. There were also 4 homeowners present.

Approve April 23, 2025, Board minutes – Sue made a motion to approve the minutes as presented. Mike seconded and the motion carried.

Treasurer's Report – Cindy provided the April financial, and the Board discussed the expense item for cameras. This was a posting error and bookkeeping is working on correcting it with the CPA. This was for the commission on the Spectrum rebate.

President's Report – Mike went over some of the details from the Manager's Report. He directed Cindy to check with Shane on the filament recycling boxes from the scouts for the pier. Cindy will also check on the smaller swans with Image 360.

Manager's Report –

Cobb's Landing Community Association - Manager's Report for March/April 2025

Financials

April 2025 – sent to Board

Inspection Report is sent via email monthly

COB Action Items 4-23-2025 – updated 5-7-2025

- Obtain Bank United statement – completed & sent
- Update Board information – completed 4-24-2025
- Update budget, proof, & prep mailing – completed and sent for processing 5/1/2025
- Post drafted & approved minutes – posted to Caliber
- Check on ordering sign for marina (Private Marina – NO Mooring) – working on sign quotes with Image 360. South Lake provided quote to Tara (approximately \$5,000)
- Get w/Tony Price – ramp, deck cleats, gate hinges, combo lock-marine grade – Kyle & Tony are addressing these issues along with the lighting – cleats installed, gate repaired, ramp installed.
- Mike to check height of stone wall – I measured 27". – Mike sent email w/info. Met with Greg at Image 360 for fonts & re-confirm quote for lettering-quote to come
- Get with sign companies for new logo (swan walls & lettering) – see above (sent to Image 360)
- Check w/Paint Blue on painting box – completed; waiting for quote

- Send LRE signed quote for French drain and determine scheduling – sent – waiting for scheduling
- Send Tampa Holiday Lights approval with updates (do not need garland or lights for monument wall) – Tanner is preparing alternatives for the walkway/gazebo lighting – perhaps trees) Hope to have something for our meeting – will follow up
- Coordinate meeting with Landscape Workshop with Board – get quote – completed meeting, quote to come. Sent quote 5-7-2025 (includes removal of monuments)- needs tweaking-included
- Go over keys/fob process with Mike and transition from Jackie to office – working.
- Send boat slips contract back to attorney – need marked up version from Stacy – **nothing** received from Stacey as of 5/12/2025
- **Obtain written instructions from CPA regarding posting of Spectrum income and expense for commission. Percy indicated he will respond after end of April. 5-7-25 nothing yet – 5-12-2025 sent follow up**
- **Empty area in parking lot where shrubs died will be left as is for now (per the Board)**

Old Business

- Budget approval – Sue made a motion to approve the budget as presented. Mike seconded the motion carried.
- Landscape Workshop quote – Sue made a motion to ratify approval of the LW proposal for the entries (\$45,381.24). Mike seconded and the motion carried.
- Bench replacement – Sue made a motion to approve bench replacement with Miller Recreation for \$2,257.20. Mike seconded and the motion carried.
- Front entry lettering - Mike made a motion to approve the lettering from Image 360 for \$6,682.79. Sue seconded and the motion carried.
- Holiday lights update – Mike made a motion to approve the new quote from Tampa Holiday Lighting for \$14,713.67. Sue seconded and the motion carried. Cindy will get a separate quote for 2 large trees and 1 small tree for entries.

New Business

- Social Committee (Tara) - Confirm the approval process for the social committee and social events will follow the standard motion request/approval process. – With Tara absent, discussion took place. Mike made a motion to have the social committee approve purchases prior to buying. Sue seconded and the motion carried.
- Any additional vendor bids or motions – Mike made a motion to approve the additional work order for repairing the riser wall at Shoreline (Lawn Apps \$6,109.06). Sue seconded and the motion carried.

Homeowner questions (limit 3 minutes and must sign up in advance) – A homeowner asked about who was handling distribution of the fobs. Mike explained it was Jackie for now (attorney approved) during transition. Eventually it will be done by the M & A office.

Discussion took place regarding irrigation and watering days. Mike made a motion to approve irrigation repairs up to \$1,000 without Board approval (requiring an itemized invoice). Sue seconded and the motion carried.

Jackie indicated Aqua Care will be out Tuesday, May 27th at 10 AM to view the area needing plants along the shore (per county requirements).

Homeowners discussed the cost of Sanctuary lights, removal of the broken bench, adding another trash can to walkway just outside the community pier. Discussion took place regarding background checks for anyone accessing cameras. Further clarification may be needed from the attorney.

Meeting Adjournment – the meeting adjourned at 7:53 PM

Next meeting - ANNUAL MEETING on June 18.

Executive session (if needed, Board only) - NA

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.