

Cobb's Landing Community Association Board Meeting
August 20, 2025 6:30pm at St Luke St Clare Meeting Room, 2757 Alderman Rd, Palm Harbor
Proposed Meeting Minutes

Call to order, establish quorum. The meeting was called to order at 6:38 PM. Present were Mike Nadeau, Jim Lewchuk, and Sue Hamill, with quorum established. Jackie Stubba was also present.

Approve July 24, 2025 Board minutes. Sue made a motion to approve the minutes as presented. Jim seconded and the motion passed unanimously.

Treasurer's Report. The group reviewed the July financial report. Total money in the three CLCA bank accounts as of July 31st is \$415,549.98, with \$72,948.55 of that total designated for Reserves. One month into new fiscal year shows year-to-date expenses are currently \$12,187.66 under budget.

President's report. Mike added his remarks to discussions during meeting topics.

Manager's Report: included in old and new business

Old Business

- Social Committee: Board discussed options to support social committee lead, resident Cat G, in recruiting additional residents for helping with planned events. Sue and Mike will reach out to continue conversation and assist where needed.
- Board discussed Accurate Electronics updated quote for replacing broken tennis door lock at \$3,842.52 total with \$9.00 monthly service fee. This will replace tennis lock with same lock as the Marina gates meaning all amenities with gates will operate from a single assigned Key Fob (\$50 refundable deposit still required). Goal is existing Community Pier key fob will also open tennis door, replacing the need for separate keys. "One Key, One Fee" will be achieved. Motion to approve quote update made by Sue, seconded by Jim, and the motion passed unanimously. Project will be scheduled as soon as possible.
- Erwin Electric quote to provide necessary electric receptacle for new tennis door lock not yet received.
- Board discussed new quote from ET&T to replace commercial grade Gazebo park bench for \$3,348.90 vs last month's approved \$2702.20 quote from We Build Fun (formerly Miller's Equipment). Due to lack of confidence in on-going stability of We Build Fun, Mike made motion to approve ET&T quote and cancel We Build Fun order. Sue seconded the motion, and the motion passed unanimously. Board will investigate having Affordable Work orders install bench, as possible cost savings to total price quoted.

New Business

- Board discussed Image 360 quote for 16inch tall matching new swan at Alderman/Lakepointe, at cost \$736.13. Sue made a motion to approve the quote, Mike seconded and the motion passed unanimously.
- Image 360 quote for new mailbox swan decals with new design not yet received.
- Board met with Accurate Drilling on site 2 weeks ago to discuss well #3 to be located at Gazebo park near reclaimed water pipes. Well #3 will service both Gazebo park and Marina park, eliminating dependence on reclaimed water source for that zone. Sue made a motion to approve the quote for well #3 at Gazebo Park for \$24,450 dependent on confirming contract language means a successfully working well with water. Mike seconded, and the motion passed unanimously.

- Erwin Electric quote to provide necessary well #3 electric panels & outlet was not yet received.
- Board met with Landscape Workshop on site last week to discuss well #3 location and scope of work. Sue made a motion to approve Landscape Workshop quote for well # 3 irrigation pipe hookup at cost of \$2,869.64. Jim seconded, and the motion passed unanimously.

Homeowner questions: Board read and discussed one resident email.

Additional Board discussion took place regarding numerous specialty service providers gathered from recent CAI trade show attended by CLCA Board and large variety of pre-vetted vendors. The Board decided step one for Gazebo board replacement project should be an inspection by a qualified marine engineer to determine scope of work needed. A few companies from the leads will be contacted for cost and scope of inspection. Several qualified companies for repair / replacement of rusted pipes along bottom of tennis fence will also be contacted for quotes. A few select companies will be contacted for quotes to add Marine grade bumpers along mini-pier Ramp to protect pier when boats are temporarily parked entering and exiting Lake Tarpon.

Meeting Adjournment: the meeting adjourned at 8:10 PM

Next meeting Wednesday Sept 17th, 2025 at 6:30pm St Clare room at 2757 Alderman Rd, Palm Harbor

Remaining Board monthly meeting dates: Sept 17, Oct 15, Nov 19, Dec 17, Jan 21, Feb 18, March 18, April 22, May 20 Budget Meeting, and June 17 Annual Meeting

Accepted by

Mike Nadeau, CLCA President

Submitted by



Jackie Stubba on behalf of Cindy Alexopoulos,
Property Manager