

COTTONWOOD HOMEOWNERS ASSOCIATION, INC  
ANNUAL MEMBERS MEETING MINUTES  
TANGLEWOOD COUNTRY CLUB  
MONDAY MARCH 18, 2020 @ 6:00PM

**BOARD MEMBERS PRESENT**

JON WRIGHT  
ALFONSO ROBINSON  
KATHLEEN MILLER  
KALEY WRIGHT  
JENNIFER RUFFINI  
FRED HALL  
WELDON BARTUSH  
SHERMAN RANDOLPH  
JIM BELLANT

**ETHRIDGE PRESENT**

JOSLIN ELLIS

Call to Order : The meeting was called to order at 6:00pm by Jon Wright (President)

Approval of Minutes : March 18th, 2019 minutes were ready by Kathleen Miller. A Motion to approve was made by Jon Wright and Seconded by Jennifer Ruffini. All Approved.

President's Report :

- Homeowner's Voice's being sent out
- Criminal Liability Coverage - Renewed 3/12/2020
- Taylor Landscaping - Joslin / David Teague - Stop Sign Damage sending us reimbursement
- ECUA - Not picking up trashcans at vacant houses - Speaking with Supervisor (Alfonso)
- Back Gate Key Pad - Getting a key so it can be fixed correctly
- Storm Drains / Holding Ponds - Joslin contacting them to come out
- Reminder of HOA Fee's being due / collection fee's - 10% interest fee if not paid
- Police patrolling - 3/24/2020, 3/26/2020, 3/28/2020 - 14 total tickets written (3 Cops)
- Financials - Joslin went over Financials ; All Approved (Ruffini, Bellant) ; Budget 2020 reviewed
- D's Tree Service Quote - Two Oak tree's in front - Wanted \$900.00 as a quote
- Spring Yard Sale - 4/18/2020 - if cancelled due to weather then 4/25/2020.
- ARC Requests
- Next Door App Discussion
- Proposal for Habitual Offender's - Need an Enforcement Policy including Charging Fee's
- Election of Officer's - Kathleen Miller, Fred Hall terms are up.
- Community Concerns - **Mr. Larry Blackwell** came up with a proposal and several other homeowners agreed about getting a dead end sign or no outlet for Brighton / Broadfield intersection. **Mr. David Ward** put up a suggestion about closing the gate full time, not leaving it open during the days. **Mr. James Ward** put u a suggestion regarding blowing lawn debris in the street. He wanted to remind people to please not do that. Also put a suggestion about traffic at the back-gate, wanted no keypad at the back gate and just have a remote to let them in. **Mr. Justin Russell** came to the meeting to present a petition to the board regarding RV's being allowed in the neighborhood. Attorney Maygarden advised in writing that while Timberland was still the declarant and was against the petition that it could not go any further. Per FL law, Mr. Russell failed to comply on getting the signatures correctly and can't amend the covenants. 4.6 of Covenants.

**Election of Board Members** : Jennifer Ruffini, David Satore and David Ward were nominated and were elected to a three year term.

**Adjournment** : Jon adjourned the meeting at 7:34pm