

Cordova Greens V Condo Association, INC.
Board Meeting
September 15, 2020

Board meeting was called to order at 2:00, motion to do so made by Claudia Fuller seconded by Larry Digiovanni, quorum established.

Minutes presented were approved as written, motion made by Larry Digiovanni, seconded by John Doyle.

Officer's report- As part of the Treasurers report Current assets are \$279,000, liquid cash is \$241,944, YTD Budget is right on. One Collection activity ongoing.

Old Business- Maintenance- Various maintenance items discussed including drainage, electric, roofs, etc. No motions needed

New Business- Compliance- Motion to postpone, not eliminate, current arbitration situation passed 3-1, Larry Digiovanni voted no. Preliminary Budget Discussion was held, budget will be adopted at the next meeting.

Next meeting will be in October 20, motion to adjourn at 2:28 made by Claudia Fuller, seconded by Larry Digiovanni.

Cordova Greens V Condominium Association, Inc. Board Meeting

08/28/2020

Notice is hereby given, in accordance with the bylaws of the association and the Florida Condominium Act, that a board meeting will be held at the following date, time, and place.

Date: Tuesday September 15, 2020
Time: 2:00 p.m.
Place: Virtual see below

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/425226165>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (669) 224-3412
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Access Code: 425-226-165

Agenda

- a. Call to order regular Board meeting
- b. Approval of the Minutes
- c. Report of Officers
 1. Treasurer-
 2. President -
 3. Board Members if applicable
- d. Unfinished Business
 1. Maintenance items-
- e. New Business
 1. Compliance
 2. Preliminary Budget Discussion -
 3. Next meeting

Adjournment

CF 2:00
L'D JD - AMFI
279, 16235 250457 241944 - BUDGET ON - TC
S'PA HEATER TURN
DRAIN, FLOOR, ROOFS 12
DD TR → LD-NO → NO MORE → CABET
AMENDMENT
CF LD 2:00

**Cordova Greens 5 8799 Building
Unit 302 Leak 9-04-20**



This is one of the 12 roof surfaces, which have not been replaced. All of them were installed between 1995 and 1998, They were well done and have experienced very few leaks over the years. Largely this has been because tapered insulation was installed to provide positive drainage. As can be seen, almost all of the granulation has eroded from the cap sheet here on 302, and the edges of some of the cap sheet are beginning to curl. The system is nearing the end of its serviceable life, and serious embrittlement of the roof membrane is possible, and will require total reroofing. Home inspectors for someone trying to sell or refinance a unit will likely make a note of this condition. This actually occurred for this unit in 2009. Insurance inspectors are also likely to have concerns and may make requirements as a condition for renewal of coverage. These roofs are good candidates for a recover installation for TPO, and possibly for silicone cap sheet restoration. Either option is significantly less expensive than the tear offs, which have been required up until now. I suggest having a fact finding meeting with all who may have an interest, to explore options, and costs.

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1112-TPO
5600-5700
75-8

(COATING
GAYCO)