

Cordova Greens V Condo Association, INC.
Board Meeting
September 21st 2021

Board meeting was called to order at 7:09PM, motion to do so made by John Doyle, seconded by Tom Roeder. Chris Boring was present via Microsoft Teams Meeting and a quorum of the board was established.

Reading of Minutes: Minutes presented were waived, as they are missing additional information from the previous meeting. Motion made by John Doyle, seconded by Tom Roeder with all in favor of approving the minutes once the additional information is added.

Officer's report(s): Board members waived their reports.

Managers' Report: Frank DeNike reported that three new letters have been sent to 8765 Unit 302 (Dog) | 8765 Unit 204 (Pool after hours) | 5799 Unit 304 (Tenant noise complaint) & (Tenants dog in the SPA.) Frank also provided an update on maintenance items pending. Pool Works proposal included in report, waiting on Artistry Pools to meet with Ken to give us a second proposal. (This is set for next week.) GFS has 4 items pending 8703 – 06 stack | 8755 Carport Repairs | Paver bottom drainage Swale | 8799 Concrete Repairs |. Frank also reported that he has a call scheduled on 09/22/2021 with Elite Elevator to get an updated ETC. Frank also presented the board with TLCs increase.

New Business- Chris Boring has asked Frank DeNike to communicate with TLC to not accept the increase imposed on Cordova. Additionally, the board present requested to field additional bids for landscaping services in the event TLC does not accept Cordova's rejected increase. The board has also come to the agreement to seek bids for a camera monitoring system. Both Frank DeNike and Chris Boring will be reaching out for proposals. The possibility of a pool assessment was discussed, along with the possible large increase in the monthly dues for Cordova Greens V. Lastly, the garbage overflow was discussed.

Owner Comments: Karen Lessl stated she had her unit inspected for mold multiple times; the reports came back that there was no mold present. Karen discussed she put letters on doors asking neighbors if they had smelled mold as well. Karen then backtracked and said she did not put letters on the doors, and she only spoke to an undisclosed neighbor about a problem he may (or may not) have. Additional information is pending on this matter. Dawn Elsea stated she was unable to find community documents on the portal, Frank DeNike stated he would forward her the instructions on how to access the docs within the portal. Frank & Donna Telegdy asked for the instructions on this as well. Frank DeNike

gave Donna & Frank Telegdy his card and email, and asked the owners to email him so he can send the instructions to them as well.

Board Organization: John Doyle made a motion to appoint Chris Boring as President, with Tom Roeder seconding, all in favor. John Doyle made a second motion to appoint Tom Roeder as Vice President, with Chris Boring seconding with all in favor. Chris Boring made a motion to appoint John Doyle as Secretary with Tom Roeder seconding, all in favor, motions approved.

Next Meeting Date/Time: To be announced at a later date.

Adjournment: Motion to adjourn at 8:41PM was made by John Doyle, seconded by Tom Roeder with all members in favor.