

Cordova Greens V Condo Association, INC.
Board Meeting
September 17, 2019

Board meeting was called to order at 7:00, motion to do so made by Claudia Fuller seconded by Larry Digiovanni, quorum established.

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

Officer's report- As part of the Treasurers report Current assets are \$268,233, liquid cash is \$218,233. We are over budget by \$4,000.

Old Business- Maintenance- The proposed new sidewalk/paver design including samples was discussed. Motion to approve selected design made by John Doyle and seconded by Tom Roeder, motion passed 3-1 with Claudia Fuller voting no.

New Business- Discussion centered on owner compliance/ behavior with items discussed being the patio decks and both pool rules being violated and bulk items being left in the trash area forcing special pickups. Will continue keeping an eye open, some of the trash debris may actually be from other communities, we will look into a cost for an access control system for the pool. Preliminary Pre Budget discussion was made to prepare for the upcoming budget meeting, the only suggested change was in extending out the next painting project.

Next meeting will be October 15, motion to adjourn at 7:37 made by Larry Digiovanni, seconded by John Doyle.

Cordova Greens V Condominium Association, Inc. Board Meeting

9/4/19

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 17, 2019
 Time: 7:00 p.m.
 Place: Panera Coffee Shop #6
 Corner of Bryan Dairy Road and Starkey
 Largo, FL

Handwritten notes:
 LANDSCAPE
 TOW SERVICES
 1041 0903 RKB

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 - *FLORIDA*
- e. New Business
 - 1. Owner compliance
 - 2. Pool abuse
 - 3. Trash area abuse
 - 4. Pre-Budget discussion
 - 5. Next meeting

Handwritten notes:
 760
 JDL
 (CFNU)
 JDL SW
 JDL Pool

Handwritten note:
 ACCESS CONTROL

Adjournment

Handwritten note:
 (PAYMENT 5)
 YEARS

Tom Conner, LCAM

Handwritten note:
 LADON 7/57

Handwritten notes:
 PALM 33-48
 GFS-
 DURS-
 AM PD-
 BATS-
 DURS
 AM PD
 BATS

Cordova Greens V of Largo September 2019

Financial- Current assets are \$268,918. Liquid cash on hand is \$218,233. Year to date Budget is over by \$4,000+.

Collection- The one account in AFC is still progressing with the attorney.

Maintenance- The porch letters went out; so far we have heard back from 4 of the owners. Received an update on the doors, cleaning/sealing pool bids are still good, have a 3rd coming which is extensively higher, need to try to curtail the pool activity.

CORDOVA GREENS V CONDOMINIUM

RULES AND REGULATIONS

We welcome all approved Tenants; however, rules are necessary so everyone can enjoy condominium living.

1. No Pets shall be permitted in any of the condominium units or on the common grounds.
2. Pool rules and regulations are posted at the pool area and must be complied with. No glass objects of any type are permitted around the pool area. Cigarettes or trash must be discarded in the appropriate containers. Radios, stereos or musical instruments shall be played as not to disturb other residents. Children using the pool must be toilet trained. Children must be supervised by an adult. Diving is not permitted because of the shallow depth of the pool. Please do not remove pool furniture from the pool area.
3. Jacuzzi is for adult use only.
4. Trash and garbage shall be placed in the disposal installations provided for such use (USE PLASTIC BAGS). Please keep the doors closed.
5. Patios and Balconies should appear clean and neat. No clothing, towels, swimsuits, bedding, laundry, or any kind of articles shall be dried or hung on balconies or patios where they can be visible from the common elements.
6. Noise: All occupants of the condominium units shall exercise extreme care about making unnecessary noise. Radios, stereos, televisions, musical instruments, etc. should be kept at a level that will not disturb the other occupants. This is not a resort; many of the occupants work. When coming home late at night, please try not to slam car doors or make unnecessary noise in the parking lots.
7. Occupancy: No condominium unit shall be occupied by more than two (2) persons for each bedroom. No unit shall be used for any purpose other than a single-family residence. Guests of owners may not occupy the apartments for more than two (2) weeks per calendar year without the approval of the Board of Directors.
8. Parking: No boats, trailers, campers, vans, motorcycles or commercial vehicles are permitted to park on the condominium property overnight. Each condominium unit is assigned one (1) covered parking space, which is the exclusive space for that unit. It is numbered at the top of the appropriate building. Parking spaces may be used only for private passenger automobiles. All other vehicles must park on the north end of the complex designated for guest parking. Parking is not permitted along Bardmoor Boulevard.
9. Barbecuing: There will be no barbecuing on the enclosed balconies or first floor patios.
10. Condominium Use: There shall be no signs of advertisement or notices of for sale/rent of any kind displayed on the grounds or in the windows. Each of the condominium units shall be occupied only as a residence and for no other purpose.
11. Leasing: Any Lessee who occupies an apartment without the approval of the Association may be evicted by the Association by injunction or any other proceedings permitted by law and the owner of the unit shall pay all costs incurred in obtaining the eviction including reasonable attorney's fees. No lease shall have a term of less than 90 days.