

MINUTES  
BOARD OF DIRECTORS MEETING  
CORDOVA CLUB OWNERS ASSOCIATION  
Cordova Country Club, Thursday September 25, 2008 7:00PM

- The meeting was called to order by the President after it was determined that a quorum was present.
- The minutes of the September 25, 2008 meeting were approved per e-mail distribution to all Directors of record.
- The Treasurer's report as of August 31, 2008 was reviewed and approved.
  - A motion was made and unanimously approved to revise resolution 3.3 Title: Fines for Late Payment of Dues. (See attached revised resolution)
  - Revised Collection Policy:
    - ❖ \$25.00 late fee after April 15
    - ❖ \$50.00 late fee after May 15
    - ❖ \$500.00 fine and a lien will be placed on the property if dues and late fees not paid by June 15<sup>th</sup>
    - ❖ The account will be turned over to a Collection Agency for remediation
    - ❖ All late fees must be paid unless waived by the board.
    - ❖ Payment of dues after April 15 does not relieve the owner's obligation to pay any and all late fees owing.
- The association will make every effort to assure that dues statements are mailed to the owners in a timely manner. It is also not responsible for incorrect addresses and/or Owner's names. It is the responsibility of the owners to inform the Treasurer of any corrections or changes in addresses or ownership.
- **Old Business**
  - o Pete Decker reviewed real estate data for Cordova Club which was provided by Lee Crouch. Currently there are eight foreclosures with one in process. The average selling price per square foot is \$ 72.80.
  - o Pete also reported on CCOA accounts receivable. To date \$ 5416 has been collected by the agency. Currently we have \$15,500 in liens. Lack of information regarding title transfers, bankruptcies and foreclosures is a problem. After discussion a motion was made and unanimously approved to purchase an internet subscription to the Daily News which is a daily publication of all public notices. This will be used by the Compliance Committee in conjunction with the collection agency.
  - o Regarding the split rail fence along Cordova Road, we were unable to locate information within the PUD documents which would require us to maintain the fence. Discussion regarding removal will be tabled until the fence is in a state of disrepair. A recommendation will be made at that time to remove the fencing.
  - o Although an e-mail vote was requested, all directors did not return a vote regarding the gate controllers. Therefore a motion was made and unanimously approved to purchase new a new gate controller for Winter Springs Exit gates at a cost of \$11, 340. The old controllers will be used for spare parts for the Mirror Lakes gates.

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- o Bob Simpson was not available for the discussion regarding the escrow consolidation. However a general discussion took place with no action.
- o Pete Decker reported that no new information is available regarding the status of the clubhouse and golf course.

• **New Business**

- o The resignation of Jay Couture as Compliance Supervisor effective July 30, 2008 was accepted. A motion and unanimously approved to appoint Doug Nunnery Compliance Supervisor effective July 30, 2008
- o The resignation of Ron Gilbreath from the Architectural Committee was accepted. A motion and unanimously approved to appoint Jo Ann Solomon as representative from the Links View area for the Architectural Committee
- o An informational meeting was held August 26 for all interested Palmina Cove homeowners regarding the gates. Pete Decker reported that of the 26 eligible homes within Palmina Cove, 21 voted to have gates installed which is 80% of the eligible voters. A motion was made and unanimously approved to spend \$27,770 for the installation of gates at the entrance and exit of Palmina Cove (total of two gates). However, due to the amount of the expense, a second quote would be obtained to verify the cost.
- o Pete Decker asked Lee Crouch to chair the Nominating Committee.
- o See attached compliance report. No homeowners appeared to appeal their fines.

• **Committee Reports**

- o Architectural – see attached report
- o Welcoming - Doug reported that we have 18 homes without telephone numbers.
- o Website – No information to report
- o Neighborhood Watch – No information report
- o Crystal Lakes Gates – No information to report
- o Mirror Lakes – No information to report
- o Roads & Sewers - No information to report
- o Landscape
  - A motion was made and unanimously approved to renew the contract with Turf King for landscaping at a cost of \$ 64,968. This is the same cost as 2008. This is the third year of the four year automatic renewal.
  - All fencing has been completed behind Par View homes.
  - A motion was made and unanimously approved to replace the fencing from Fairway Forest West to Appling at a cost of

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- \$ 2186.20. Gales Reeves noted that we have spent \$7000 this year of the \$10,000 budgeted for the fence project.
- Bobbi advised the Board that sod should be considered for the Appling to Cordova Green median strip next spring. Cost should be around \$2200.
- Calling Post – No information to report
- **Legal Matters**
  - John Dotson informed the Board that a complaint has been filed regarding the Renters Resolution.

Next Meeting Date: Thursday November 20, 2008

The meeting was adjourned.