

1. Roadways satisfaction					2. Exterior Housing							3. Pool area satisfaction			
No Concerns	General Repair	Potholes	Drainage	Traffic / Speed Control	Signage	Street Lighting	No Concerns	General Condition	Roofing	Outside Painting	Driveway repair	No Concerns	General condition	Cleanliness	Safety
<b>Percentage of Concern for Each Column</b>															
58.33%	25.00%	16.67%	8.33%	0.00%	0.00%	8.33%	50.00%	8.33%	33.33%	33.33%	16.67%	66.67%	33.33%	8.33%	16.67%

4. Landscaping				Comfort Level				
No Concerns	Appropriate Maintenance	Irrigation / Drainage	Personal Landscaping	5. Board Responsiveness	6. The Pool Deck	7. Limited Common Elements	8. Roofing	9. Reserves Cross Utilization
58.33%	33.33%	16.67%	16.67%	4.10	3.80	2.70	2.50	3.00
				Comfort Level				
				Out of Five				
				Proposal	Status	Situation	Situation	

I've edited this email to make it anonymous like the other answers.

1) The roof issue (s) I think before any thought regarding changing bylaws and having the association collect additional funds via monthly maintenance many thoughts need to be considered if the roofs need to be repaired within the 5 year period the homeowner needs to do appropriate repairs period . Due to skylight leaks (cracks) we had to have skylights replaced and surrounding roof and plywood repaired. The company we had do it was familiar with complex and brought matching shingles. Perfect job done. With the fact that many of the units have various skylights done at different times, does the association want to be responsible for that? I think not, that is why there is homeowners insurance (if appropriate) why repair an entire roof if adequate repairs can be done with matching shingles? Also for the association to consider taking on the additional burden at any point seems pointless leaking skylights, gutters not cleaned and other so many other things can cause leaks that association has no control over. Also, any increase in monthly fees need to carefully considered to collect money over 20 years may be an option, but that does not need to addressed at this time. Owners that have a problem need to do appropriate repairs at this time and the bylaws clearly spell out the roof is not a common element. Currently the association must have insurance for the roofs if a common element causes damage? If the association took on the additional responsibility for roofs as a common element (by a change in the bylaws) what would be the additional need for insurance by the association cost wise? A roofer can use a gauge that tells life of roof is there where the 5 years was determined? Bottom line is anyone with a problem with roof needs to have repair done at their cost period (clearly spelled out in bylaws the responsibility for roofs).

2) Pool deck I think this needs to be carefully considered as well, has anyone on the board owned a home with a pool? There are many options and costs to consider if pavers were to be done there are many different types, but then the coping done properly is another issue. There are options of other surfaces similar to what is done on playgrounds that are durable and used here in FL. We did own a large pool with a large deck and had researched options. One possible option is <https://rubaroc.com/>

3) Not on your list , but I want to bring up the palm trees trimming and fruit (large and heavy) need to be addressed behind where we live there are a number palm trees that need immediate attention the large fruits that are heavy and can become a hazard causing injury or property damage . This should be done before hurricane season, but if they are waiting for them to fall on the ground these large fruit piles become a rodent magnet so it really needs to have attention now.

4) Also, not on your list but worth mentioning, I know we have one bank owned property has a lien (by HOA) been placed on that for monthly fees not paid? I know that typically they become the responsible of the buyer when bank owned property is sold.

10. Let It Out	Entry Date
<p>Would like to see a paved pool deck. Is there one we could view? Over night street parking is often happening next to Katy. Can this be controlled? Thank you for all you all do for us.</p>	<p>9/10/2019 14:23 9/9/2019 11:53</p>
<p>Are the funds currently available to do the pool deck? That was not pointed out, but I assume they are. what about the screening in the lanai on the pool deck</p>	<p>9/7/2019 7:42</p>
<p>I'm new as of 9/1 and still learning. My responsive check marks convey my concerns. Board responsiveness is unchecked due to our getting to know one another, not as a criticism. Bruce and Lynda have been very forthcoming to my questions. My discomfort with the last 3 questions are because I don't have all of the facts, pro and con, you all have been discussing. I hope this will all be spelled out soon and I will be able to vote by proxy.</p>	<p>9/6/2019 10:54</p>
<p>I think the board is doing an excellent job. I believe reserves should be used where needed. Who takes care of paint peeling from my courtyard wooden front and door?</p>	<p>9/4/2019 16:16</p>
<p>Do not believe that Limited Common Elements are defined anywhere in the condo documents. Either this needs to be defined or eliminated.</p>	<p>9/4/2019 10:03</p>
<p>Roofs should be the responsibility of the Condo Association, this will require a increase of our monthly maintenance payment, but it it better to pay a little each month than have to lay out \$12-15 thousand when roof is replaced. Also the community will look better with all the roofs the same color.</p>	
<p>Reserves are specific and should be used only...</p>	<p>9/4/2019 10:03</p>

We could save 20,000 dollars a year by eliminating the cable TV. I have a Roku on each TV and rarely watch TV. Everything I need is on Roku or the internet. Television would still be available for anyone who wants it.

8/29/2019 19:40

When I had a house I did not have reserves for the roof. When I needed a roof I had to pay for it.

Condo rules were made 30 years ago and need updating to meet the needs and desires of today's residents. Reasonable changes would be welcomed. A committee to address individual concerns would be a good idea. There are still some places where drainage is still a problem.

8/28/2019 12:26

Generally I think things are going well.

When the initial \$25 fee increase went into effect, the Board should have set aside the entire amount or a portion of the increase for the reserves - specifically for the roofs... that should always be done at the same time for the resale value of the community ( and continuity ). I know that it is the Board's responsibility to continuously keep Section VI in good condition, and an assessment will be vital- as always. However, the Board should NOT wait 5 yrs. since costs increase every yr

8/28/2019 11:27

8/28/2019 4:37

I FEEL OUTDOOR APPEARANCE. IS MOST IMPORTANT...THUS YOU SHOULDK KEEP UP LANDSCAPING BY REPLACING DYING/DEAD PLANTINGS..MULCHING AROUND UNITS AND ALL COMMON AREAS.....SPRUCING MAILBOXES.....ADDING ROCKS OR PAVING SLABS TO ALL WALLKWAYS...REPLACING DEETERIORATING WOOD BETWEENN CONCRETE IN HOME WALLKAWAYS.....'

8/27/2019 23:02

WHEN I FIRST CAME HERE OVERK THIRTY YEARS AGO ALL THAT I MENTIONED WERE DONE WITHOUT =ARGUMENT..OF COURSE WE DID HAVE FREE LABOR AS RESIDENTS PITCHED IN AND HELPED WITH THE WORK!