

COBBLE EAST CONDOMINIUM ASSOCIATION, INC.
C/O Colonial Property Management, Inc.
PO Box 770698
Coral Springs FL 33077-0698
(954) 724-0773 (off) (954) 724-0811 (fax)

May 7, 2009

RE: Pool area and pool fence

To all owners:

The newly elected board of the Cobble East Condominium Association met Saturday, May 2nd to elect officers and to discuss matters requiring board attention. The Cobble East Condominium Board officers are as follows: *President, Linda Walton; Vice President, GiGi Aldemir; Secretary, Sue Hotujec; Treasurer, Jonathan Glassman; Board Member, Michael Palmer.* Additionally, the board addressed multiple issues that have been outlined in the minutes posted on the Cobble East Condominium website. One topic of discussion was pool area repairs and renovation. Due to both old age and damage from hurricanes in recent years, the entire area has fallen into disrepair, no longer meets many state codes, and the unsightly condition affects all of our property values.

The board specifically addressed four main areas of concern: the fence, the pool deck, the furniture and the restrooms. Many residents have expressed their desire to see something done to correct some or all of these concerns. After much discussion, the board decided to move forward to address each of these concerns, which will ultimately benefit all owners from a safety, aesthetic and financial standpoint - increasing the appearance of the community as well as property values. The changes outlined below will be funded through a special assessment paid over six months.

Fence – The existing wood fence was severely damaged by hurricane Wilma and has never been properly repaired. The fence is also past its' useful life, no longer meets code and poses a liability issue. Additionally, most gates do not lock securely – many times not at all creating a major liability. As such the board voted to replace the fence with a bronze 4' aluminum fence. As compared to the current wooden fence, the aluminum fence is less expensive, requires little to no maintenance, gives a more modern look, and during a hurricane, allows wind to flow through the structure. The fence perimeter will be re-landscaped to provide adequate privacy from the parking lot.

Pool Deck – The original pool deck from over 22 years ago is now crumbling, holding water and causing mold/mildew to grow. The decorative top layer is separating from the base, is not repairable and will actually cost more to replace with a new top-coat than to overlay with brick pavers. As such the board voted to have the existing pool deck and walkways overlaid with 1" brick pavers set over a sand base. Additionally, the deck will be regraded to correct the standing water issue.

Note: The fence and deck must be replaced at the same time to ensure the installation of one does not interfere with the other.

Furniture – Many residents have commented that the pool furniture has fallen into disrepair and needs to be replaced. The strapping on the pool chairs and chaises in many cases is torn, stretched or severely soiled. The remaining tables are damaged, cracked and/or chipped. Currently only one functioning umbrella remains. As such the board voted to purchase new pool furniture. Several furniture options were reviewed and the board approved the least costly option. The new furniture will

be of commercial grade – made of aluminum with a scratch resistant powder coated finish in a bronze color.

Restrooms – Given the current state and disrepair of the restrooms, the board approved the renovation of the restrooms. The renovation will consist of replacing the restroom partitions and countertops. The restroom partitions will be replaced in a laminate surface that looks like cherry wood. The counters will also be laminate with the look of granite. The walls and ceilings will be painted, with new lighting and mirrors installed.

As part of the analysis conducted, the board also considered a significant cost saving option; to reduce the square footage of the pool deck area by removing the deck area north of the Cabana (including the planters and grill) and slightly reshaping the deck around the pool. This option would eliminate approximately 800 square feet of paving as well as 80 linear feet of fencing and would reduce the overall project cost by over \$8,000. The removed deck area would be re-landscaped and include a free standing grill. This is a change to the common area of the condominium and will require a majority approval of the owners. We request that you cast your vote for this cost saving measure on the attached ballot form.

Note: Images of all space, materials, furniture styles, and colors can be found on the website at www.cobbleeast.com and on the bulletin board inside the Cabana.

Additionally, in order to preserve significantly discounted pricing and get the repairs started as soon as possible, the board considered borrowing funds from our Painting Reserves Account to be paid back in full as the special assessment for pool area repairs and renovations is collected. This temporary use of reserves for purposes other than what they were collected requires a majority approval of the owners and we request your approval of this cost preservation measure on the attached ballot form.

Much time and effort has been devoted to ensuring the pool area repairs and renovations are done in the most cost effective manner possible. The focus of the board has been to ensure the financial impact to owners is minimized while ensuring the overall common areas are properly maintained. We therefore ask you to please complete the attached ballot on alterations to the common space and pool repair funding authorization options. Please return your ballots via mail or fax as soon as possible and ***no later than June 1st, 2009.***

For the Board,

Phil Hylander

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Alteration to Common Space:

There are two options for the pool deck layout (please select one):

_____ **Option A** (special assessment fee of \$186.13 per month for six months)

- Keep the pool deck with its current layout of approximately 5,000sf.
- Pool deck and walkways will be overlaid with 1” brick pavers set over a sand base.
- The deck will be regraded to correct the standing water issue.
- The grill will remain and be retrofitted with a new metal insert.
- Existing planters will be brought down to grade and planted with new palm trees.
- Gutters will be installed to increase the longevity of the new pavers.
- Enhance main entrance and parking lot island landscaping.

_____ **Option B** (special assessment fee of \$155.21 per month for six months)

- Reduce the pool deck by approximately 800sf (removes deck area north of the Cabana).
- Pool deck and walkways will be overlaid with 1” brick pavers set over a sand base.
- The deck will be regraded to correct the standing water issue.
- Remove grill and planters north of the Cabana.
- Removed deck area will be re-landscaped including a free style grill.
- Gutters will be installed to increase the longevity of the new pavers.
- Enhance main entrance and parking lot island landscaping.

Pool Repair Funding Authorization:

There are two options for beginning the pool area repairs and renovations (please select one):

_____ **Option A**

- Initiate repairs after special assessment funds have been collected (approximately Jan/Feb 2010). Pricing is not guaranteed with this option and may increase prior to project start.

_____ **Option B**

- Borrow from the Paint Reserve Account to initiate repairs immediately and preserve discounted pricing. Replenish the Paint Reserve Account as the special assessment is collected over a six month period.

Home Owner Signature _____ Unit Number _____

Please mail or fax this ballot to the address/fax number listed at the top of this page by June 1st.

IMPORTANT: FAILURE TO RETURN THIS BALLOT BY THE REQUESTED DATE WILL BE COUNTED AS VOTES FOR OPTIONS A.