

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)

July 1, 2009

RE: Pool Area and Pool Fence

To all owners:

We have received feedback from the community that the wording of the previous ballot was confusing and may have been interpreted incorrectly. In order to assure clarity on the pool repair options presented on the original ballot, a new ballot is being issued that addresses home owners' questions. The pool repair project is an important measure for our community and your thoughtful consideration is greatly appreciated.

Please note that per the Cobble East Condo Docs and By-laws, two items included in the upcoming Pool/Fence repair project do require a majority vote by the owners, not the board. These two items are:

- 1) the pool fence material
- 2) the pool deck material

Please clearly mark your choices for the pool deck and fencing material and submit the attached ballot by August 1, 2009.

The board would like to encourage all home owners to be involved and take an active role in our community with this and all other business. The next monthly meeting of the Cobble East Condominium Board will be August 8th, 9:30 AM at the pool. If you can't join us, visit **cobbleeast.com** and stay informed by reviewing the new and archived meeting minutes. If you have any questions, all board members are readily available . . .

President – Linda Walton 954-448-1681
Vice President – GigGi Aldemir 954-563-3904
Secretary – Sue Hotujec 954-537-7734
Treasurer – Jonathan Glassman 954-954-649.2665
Board Member – Michael Palmer 202-255-9484

For the Board,
Phil Hylander

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1) Size of Pool Deck: There are two options for the size of the pool deck.

___ Option A: Maintain current size of pool deck (*same look*)

- Keep the pool with its current size and layout (approximately 5,000sf)
- **Maintaining the current pool deck size will carry a higher project cost – see cost details in options below**

___ Option B: Reduce size of pool deck (*new look*)

- Reduce the pool deck by approximately 800sf
- **Reducing the pool deck size will carry a lower project cost – see cost details in options below**

2) Fence Material: There are two options for the pool fence material.

___ Option A: Wood Fence (*same look*)

- The wooden fence would resemble the current fence.
- The wooden fence would stand 6 foot high.
- The wooden fence would be solid and close off any view of the pool.
- The wooden fence requires annual maintenance \$ for longer life.
- The wooden fence, even with proper maintainence, has a shorter life span than aluminum.
- The wooden fence would have greater potential of storm/wind damage and repair costs.
- Power-washing and staining annually is estimated to cost \$2,000.
- **Estimated cost of new wooden fence and keeping the current pool deck size = \$10,946.31**
- **Estimated cost of new wooden fence and reducing the pool deck size = \$7,274.00**

___ Option B: Aluminum Fence (*new look*)

- The aluminum fence would be bronze colored.
- The aluminum fence would stand 4 foot high.
- The aluminum fence is not solid, but with the planned landscaping, would allow limited visibility of the pool area.
- The aluminum fence would not require annual maintenance \$, and has a long life-span.
- The aluminum fence is wind permeable, posing lower risk of storm/wind damage.
- The aluminum fence would add a more updated and/or current "curb appeal" to the community.
- **Estimated cost of new aluminum fence and keeping the current pool deck size = \$8,422.37**
- **Estimated cost of new aluminum fence and reducing the pool deck size = \$5,596.80**

3) Pool Deck Replacement: There are two options for the pool deck repair/replacement.

___ Option A: New Cement Top-Coat (*same look*)

- A new cement top-coat would resemble the existing pool deck.
- A new cement top-coat would require removing existing deck.
- Removing existing deck poses possible risk of damage to the pool shell thus potential for additional costs.
- A new cement top-coat is not guaranteed against cracking and/or peeling - short life span.
- Repairing cracked and/or peeled cement is not attractive.
- The new cement top-coat would be subject to standing water, as is the existing deck.
- **Estimated cost of new cement top-coat and keeping the current pool deck size = \$25,013.92**
- **Estimated cost of new cement top-coat and reducing the pool deck size = \$18,518.20**

___ Option B: Re-grade patio area and install 1" brick pavers over a sand base (*new look*)

- Brick Pavers would be 1 sq. ft. in size.
- Brick Pavers would accent the color of the pool furniture and, if chosen, the aluminum fence.
- Brick Pavers would be installed over a sand base to allow a re-grade of the patio area and proper drainage - no removal of current deck required.
- Brick Pavers may crack but have a lower repair cost than cement.
- Repairing a cracked brick paver is done by replacing the individual paver and overall repairs are not noticeable.
- Brick Pavers would add a more updated and/or current "curb appeal" to the community.
- **Estimated cost of brick pavers and keeping the current pool deck size = \$20,100.00**
- **Estimated cost of brick pavers and reducing the pool deck size = \$15,900.00**

Home Owner Signature _____ Unit Number _____

Please mail or fax this ballot to the address/fax number listed at the top of this page by **August 1, 2009**.

IMPORTANT NOTE:

- ✓ **Each "Option B" (new look) requires a 2/3 Home Owner vote to pass**
- ✓ **If "Option B" does not receive a 2/3 Home Owner vote, "Option A" (current look) will pass**