

Cordoba Annual Meeting Q&A

Security Issues/Concerns:

- 1) Residents are extremely concerned about the lack of security and are requesting more measures be put in place to heightened security. Residents' top priority is security and require a sense of urgency on this topic.
- 2) Residents are concerned about the consistent and illegal fishing and poaching activity occurring from trespassers who are entering the community unauthorized. Residents have witnessed these activities and have called law enforcement with no long-term resolution. Residents have heard gun shots from trespassers poaching or hunting deer or other wildlife. Residents are concerned over stray bullets. ****THIS NEEDS TO STOP!!!****
- 3) Gates are opened passed sunset. Residents are requesting gates be closed at all times. Gate was opened at 12:35am Monday morning (Gate was not broken or malfunctioning).
- 4) Residents have concerns about suspicious vehicles piggybacking and entering community unauthorized. Two children were followed in on their bicycles by a suspicious vehicle. Residents are alarmed about the safety of their children.
- 5) Residents have seen unauthorized or suspicious vehicles taking pictures of properties raising concerns about the security of our community.
- 6) Pedestrian gate is open. Trespassers have entered through the gate. Residents have witnessed people entering with their dogs and using the resident's backyard for their dog's potty time.
- 7) Unauthorized use of our amenities center and dog park by trespassers raising the issue again of lack of security and availability into the community via the front or pedestrian gates. Trespassers are damaging property such as pool area and dog park.
- 8) Surrounding fencing into community from neighboring streets/roads such as Max Smith Rd is incomplete. 4 wheelers and other vehicles have been seen entering Cordoba through these gaps.

Recommendations:

- 1) Add gate arms to help decrease piggybackers similar to other communities such as Ladera.
- 2) Add security guard or off duty officer to patrol premises.
- 3) Close gates at all times. Construction crew can use side gate, which is its intended purpose.
- 4) Cameras added to front and back of community.
- 5) Change pedestrian gate to require fab, not open 24/7.
- 6) Fix or complete fencing surrounding community, specifically, Max Smith Rd.

Amenities Area:

- 1) Dog park side gate still not fixed.
- 2) Pool fountain is broken again.
- 3) Repair/Replacement of broken furniture.
- 4) Canopies above playground are filthy and require repairs.
- 5) Play area towards back. Springs on rocking toys needs repair.

- 6) Tennis courts require attention. The canopy or shade on the center of the court has been missing for 2 months. The courts are not maintained. They need to be resurfaced. If possible, can the courts be rearranged to face north/south vs. east/west to avoid sun in eyes. Also, add lighting on the court to play at night.
- 7) Pool deck needs pressure washing (Residents have noticed crew on the phone and taking all day to complete small area. Not the best use of time).
- 8) Landscaping around amenities area and surrounding ponds is neglected. Debris and trash in ponds. Grass/Weeds overgrown in this area. Sidewalk leading up to tennis courts looks poorly kept.
- 9) The top screws are missing on this blue square element (with clock and domino feature) of the playground. This was reported back in January with no feedback or resolution.

Construction Crews/Builder/CDD Concerns:

- 1) Workers are blocking the main roads causing road blocks and potential collisions due to reduce visibility from the construction vehicles. We have plenty of empty lots. We are requesting these crews use the empty lots to park their trucks, equipment, etc...
- 2) Construction crews should use side gate near trailer. This is it's intended purpose for use. This would also decrease number of unauthorized personnel entering community.
- 3) Residents have witnessed construction crew feeding gators, making the reptiles unafraid of people. Gators are approaching homes more frequently.
- 4) Construction vehicles leave oil stains on roads and sidewalks.
- 5) Sidewalks are cracked all the way down to ponds and swells
- 6) Builder/CDD not maintaining roads, particularly, on Newcastle towards amenities center. Asphalt is falling apart. Only one vehicle can pass at a time because road is eroding.
- 7) Residents have had issues with the drain fields. Not working properly with multiple calls to Averett.
- 8) Request for more light posts as there are dark spots, specifically, across model homes where cars entering the community cannot see pedestrians walking.
- 9) Same issues as mentioned above with front and pedestrian gates open at all times, malfunctioning or available for unauthorized vehicles and trespassers.
- 10) Envera box is exposed to weather elements. Request a cover or awning/canopy to help protect guests and residents while waiting for gate to open when raining. Guests have complained that they are getting soaked in the process.
- 11) Add bench to sidewalk in front of community. Residents' children have to wait for school bus with no place to sit. They are climbing and sitting on stone entry structure because there's no other place to sit other than on the sidewalk or grass.
- 12) Street signs and light posts affected by Hurricane Irma are slanted or leaning. TECO has identified light posts that are out.
- 13) The landscaping company cutting the swells are not cutting down or weeding far enough causing water to remain after heavy rains. Also, drains in swells are covered not allowing for proper draining. Water is not draining properly.
- 14) Residents would like a designated pond to fish (without the requirement of a fishing license or catch & release) with their families and teach their kids about wildlife, nature, etc... There's a secluded pond(spring) away from homes or lots that homeowners would like to utilize but it's

overgrown with grass/weeds and requires heavy machinery to make it usable. Can this be built into this upcoming fiscal year's budget or next? We hope this will lead to bike trails and paths that residents were promised as part of the sales pitch.

- 15) ***Holiday Lighting*** Residents want more lighting this year. Last year was an absolute joke for the \$5000 spent. Residents were NOT happy with the amount of money spent for 3 strains of lights ONLY on the Cordoba stone structure.