

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Mike & Shelly Henderson 101 A)

Información de fondo/explicación / Background information/explanation:

During our 2022 General Assembly it was voted “YES” to add Hurricane Coverage to CVM’s Property Insurance Policy. The addition of this type of coverage added a \$20,234.41 USD expense to CVM’s annual budget last year. The expense was a significant contributor to the Quarterly Dues increase.

See attached policy

Propuesta/Proposal:

Reconsider Hurricane Insurance Coverage in the context of:

- Covered events and Coverage levels
- Annual expense
- Likelihood of recovery under the policy, if ever necessary

Yes _____ or No _____
CONDO or LOT# _____

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Barbara Tucker 801 A)

Información de fondo/explicación / Background information/explanation:

The approved time frame for renovations is May-June and September-October. The thinking at the time was that many people vacation in July and August. In actuality, July and August receive the fewest visitors to CVM whether it is owners or renters. Our weather is also changing with September and October now being the rainy season for the last two years.

Propuesta/Proposal:

I propose that the period for renovations be May-August. All renovations that create noise should be done during this four month period.

Yes_____ or No_____

CONDO or LOT#_____

Asamblea General de 2023 - Propuesta
2023 General Assembly Proposal
(Susan Caylor-Funderburk 402 B)

Información de fondo/explicación / Background information/explanation:

The intent of this proposed amendment to **Article 19** in the CVM bylaws is to clarify the meaning of “No owner’s animal/pet is allowed to remain outdoors unaccompanied”.

Propuesta/Proposal:

Dogs, cats, and domestic birds are the only animals/pets that may be kept by owners within the condominium. At no time shall any animals/pets, except as defined below, be allowed at the pools or pool terraces. No animal shall be permitted to be in the pools. Rental Occupants are NOT permitted to have any animal on the property at any time.

Owners who have a certified Therapy (Emotional Support) and/or Service Dogs are permitted to accompany their Owner in all common areas, including the pool areas, on a leash, and under the immediate control of the owner.

The animal/pet shall not cause any damage to the common area property, and if damage does occur, the Owner shall be financially responsible for repairs or replacements needed.

Owners of Therapy (Emotional Support) and/or Service Dogs shall provide documentation to the Administration demonstrating their need of the dog as a Therapy (Emotional Support) and/or Service Dog. Owners of therapy (emotional support dogs) shall have in their possession either a certification or documentation from a physician or psychiatrist that supports their need for their animal. If questions arise, the Administrator may confirm the need by viewing these documents.

No owner’s animal/pet is allowed to remain in common areas outdoors unaccompanied. Dogs must be on a leash and under the owner’s control at all times while outdoors. Owners shall immediately clean up any excrement left by an animal/pet. No animal/pet should have any tendency to snap, bite, threaten anyone or anything, or bark excessively. At all times, the animal must be well behaved and not “bother” other Owners or guests with excessive barking, jumping or creating a nuisance. If any of these behavior standards is breached by a pet, or the owner responsible for the pet, these rights shall be withdrawn by the Administrator for that specific animal/pet.

Yes_____ or No_____
CONDO or LOT#_____

2023 General Assembly Proposal



Background information/explanation:

Many times, demand for pool loungers/chairs exceeds the supply. Additionally, there are guests/owners who prefer to use pool chairs instead of loungers. Additional pool chairs would provide extra seating capacity that would be cost effective, low maintenance with increased flexibility to meet and enhance the pool area seating needs.

Proposal:

Request for the acquisition of a minimum of 4 pool chairs that are similar in style and construction.

Yes _____ or No _____
CONDO or LOT# _____

Proposal to the General Assembly November 6, 2023

by the 2022-23 CVM Surveillance Committee

to Amend Article 18 of the CVM Bylaws

Información de fondo/explicación / Background information/explanation:

Issue: Non-compliant Apartment Entry Doors

Discussion: There are currently 5 non-compliant apartment entry doors that have been installed over several years, and some more recently within the past two years. Apartment entry doors are aging and now increasingly requiring replacement. Recently, management has appropriately notified an owner that a newly installed replacement door is non-compliant and must be changed to match the original door design and finish. However, further enforcement has been suspended for this period of review by the Surveillance Committee.

This is likely to be a continuing issue as the entry doors are showing wear from insect damage and other problems. Currently the SC has no latitude to allow non-compliant doors as per Article 18 of the bylaws. So, enforcement is the only option, unless the bylaw is changed by a 90% vote of the General Assembly.

Current ARTICLE 18. On behalf of harmony, uniformity, and appearance of the building, the facades and access doors of the units cannot be modified and/or altered. It is forbidden to place clothes or any kind of articles in the windows, balconies, terraces and assets of common property, as well as hammocks or in the trees, palms, and gardens.

Recommendation/Proposal:

It is proposed unanimously by the Surveillance Committee that Article 18 of the CVM Bylaws be amended as follows:

Proposed ARTICLE 18. On behalf of harmony, uniformity, and appearance of the building, the facades and access doors of the units cannot be modified and/or altered. **However, new replacement access (entry) doors, consistent with original door design and finish, may be installed with the consent of the Surveillance Committee as provided under CHAPTER XI REQUISITES FOR THE REMODELING, IMPROVEMENTS AND NEW CONSTRUCTIONS WITHIN THE CONDOMINIUM. New replacement doors must be aesthetically consistent with original doors, made of natural woods, and finished with natural or tan/brown stain finishes and approved by prior consent of the Surveillance Committee.** It is forbidden to place clothes or any kind of articles in the windows, balconies, terraces and assets of common property, as well as hammocks or in the trees, palms, and gardens.

Yes_____ or No_____

CONDO or LOT#_____