

COBBLESTONE CONDOMINIUM POA, INC.

OTHER ITEMS PROVIDED AS PART OF THE MONTHLY POA FEES

The following are items that are provide by the POA through the monthly fees collected from the owners of each unit. These items are, but not limited to:

- Master Insurance Policy;
- Wind and Hail Insurance;
- Wind Buy Back Insurance (covers what Wind and hail does not);
- Directors and Officers Liability Insurance;
- Landscaping services;
- Extermination and Termite Treatments (monthly);
- Pool supplies and labor;
- Electric (complex lighting);
- General exterior maintenance (gutter cleaning, power washing, siding repairs, etc.);
- Parking lot sweeping and repairs;
- Trash services;
- Telephone service (pool);
- Water/Sewer (for the complex only);
- Window exterior trim repairs (NOTE: All exterior window trim was replaced as and sealed as part of the installation of the new siding in 2020);
- Tree trimming (including hurricane "proofing");
- Loan service (SBA Disaster Loan);
- Reserves (larger exterior projects, e.g. roofing, paving, building); - 2018 Roof replaced
- Legal fees;
- Management services;
- Administrative expenses;
- Accounting fees.