

**The Falls at Sheridan Community Association  
Board of Directors Meeting Minutes  
Thursday, January 3, 2008  
West Melbourne City Hall**

**Opening Remarks** – Joyce Jaeger, President

Joyce Jaeger called the meeting to order at 7:00PM at the West Melbourne City Hall. Members present: Elaine Bryson, Russ Schaad, and Joyce Jaeger. Members absent: Bruce Douty and Beatriz Vargas

**Secretary's Report** – Connie Etheridge

Minutes from the Monthly Falls at Sheridan Community Association BoD Meeting held on December 6, 2007 were reported by Joyce Jaeger and reviewed by the Board. There were no corrections noted. A motion for approval of the minutes as written was made by Russ Schaad, seconded by Elaine Bryson and the minutes were approved.

**Treasurer's Report** – Elaine Bryson

Report and balance sheet reported by Elaine Bryson

Current Assets (as of 12/31/07): \$230,485.18

Elaine Bryson reported that 139 homeowners have paid their yearly dues so far. She also reported that we came in under budget for the year in the amount of \$17,137.00.

**Committee Reports:**

**Architecture Review** – Andrea Nemeth, absent

Carol Fischer reported for Andrea Nemeth that there was one ARC application submitted for approval this month and it was approved as follows:

- 1.) Bill Clouser, 900 Cumberland Pl. - Install 6 ft. wooden fence to fence off small area for children to play outside safely.  
(Board approved)

**Covenants/Code Violations** - Joyce Jaeger reported that 9 cases have been closed and 11 new cases have been opened per the last report she received from the management company. Many of the violations consist of cleaning the sidewalk and painting of the mailbox post but in the new year, notices will be going out about cleaning of roofs. She is still working with the management company concerning the renter's unregistered vehicle still parked in the driveway at 717 Falls Creek.

**Waterfalls System** – Pinch-A-Penny, Brad Magill

Elaine Bryson reported that the maintenance fee for the waterfall has been reduced for the new year from \$95.00 to \$90.00.

**Gate Security** – Tony Ayala, absent

Nothing to report

**Lakes** – Russ Schaad

Russ Schaad stated there was nothing new to report. He has not yet heard back from the city concerning the erosion problem around the lakes.

**Welcoming Committee** – Charles Azevedo, absent

Joyce Jaeger reported for Charles Azevedo that there were no visits scheduled.

**Landscaping** – Ruthe Faust, absent

Elaine Bryson reported for Ruthe Faust that the plants were covered out front (possible frost predicted) and the holiday decorations would be taken down this coming week-end.

**Irrigation** – Dick Stefonek, absent

Nothing to report.

**Playground** – Ronnie Willwerth & Sarah Markos, absent

Nothing to report.

**Newsletter** – Sherwood Smith, absent

Joyce Jaeger reminded everyone that the deadline for the February newsletter is January 20<sup>th</sup>.

**Electrical** – Dave Shultz, absent

Nothing to report.

**Old Business:**

**Status of Covenants – Tom Riding, absent**

Joyce Jaeger reported she spoke with Tom Riding and he is still waiting to hear back from the lawyer concerning the changes to the covenants. Joyce suggested that the proposed changes be discussed with the membership at the Annual Meeting in February for their consensus.

**Status of Community Street Repairs –**

Joyce Jaeger reported that Jeff Freehill resealed the front entrance but he would have to come back out to repair the two small holes in the roadway.

**Status of Trees – Losey – trees and stumps removed and concrete work and sod completed – Estimate for sprinkler repairs –**

Joyce Jaeger reported she received an estimate of approximately \$150 labor plus the cost of the parts from Indian River Irrigation to make the necessary repairs to the sprinklers damaged by the recent tree removals. They have worked in the association before and are properly licensed and insured to do this work. They will complete the job on Monday.

**Repair of Concrete at 2 locations due to uplifting –**

Joyce Jaeger reported that the repairs to the sidewalk on Potomac and Shoshone were completed today.

**Meeting with Barbara Conyers of Greenwood Manor regarding new fence installation owned by Greenwood Manor –**

Joyce Jaeger reported that she and Elaine Bryson met with Barbara Conyers of Greenwood Manor regarding their new fence installation along the west side of Linville Falls Drive. Elaine then typed up notices for those residents whose property borders that fence along Linville Falls and they were distributed. The work is to begin the first week in January.

**New Business:**

**Candidate for the Board –**

Joyce Jaeger reported that Daniel Young on Shoshone Lane has volunteered to be a candidate for the Board.

**Annual Meeting – Tuesday, February 5<sup>th</sup>**

Joyce Jaeger reported that Erv Fischer has contacted his committee of volunteers and they will soon be distributing the notices for the Annual Meeting to all homeowners.

**Request for Addition of Another Gate Opener Receiver by Jerry Camp –**

Jerry Camp asked for permission to have another receiver installed in the front gate to accommodate the factory installed gate opener in his newly purchased Cadillac. This receiver would be free from LearCar 2U, the manufacturer and no cost to the association. The Board informed Jerry they would check with Florida Door Control to see if this will be covered under our contract with them. Tony Ayala will be in touch with Carter Spencer.

**Adjournment:**

Next Meeting: Annual Meeting and Election of Officers for 2008  
Tuesday, February 5, 2008, 7:00 P.M.  
Wesley United Methodist Church  
2075 Meadowlane Ave.  
West Melbourne, Fl. 32904

**Adjourn Meeting:**

A motion was made by Elaine Bryson to adjourn, accepted by Joyce Jaeger, and seconded by Russ Schaad. The motion was approved and the meeting adjourned at 7:35 p.m.