

Minutes for the Annual Meeting of The Falls at Sheridan Community Association Tuesday, February 5, 2008

Opening Remarks – Joyce Jaeger, President

The 11th Annual Meeting was held at the Wesley United Methodist Church. Joyce called the meeting to order at 7:00 pm and thanked everyone for coming. Joyce reported that all residents have received their annual meeting packets and have signed for them or have received them by certified mail. Notice of the meeting was also posted at the front gate and in the newsletter. Joyce explained that registered voters have received a ballot for the election of directors tonight and there should be only one ballot cast per household. These ballots should not be filled out until all nominations from the floor are made and all candidates have been introduced.

Acknowledgements and Introduction of the Board of Directors

Joyce Jaeger welcomed homeowners to the Annual Meeting and asked those who were attending an Annual Meeting for the first time to stand and introduce themselves. There were three residents who introduced themselves: Ken Wallenstein, Jim Webb, and Bill Heidel.

Joyce introduced the members of the Board of Directors: Vice-President Beatriz Vargas, Treasurer Elaine Bryson, Director Russ Schaad, Director Bruce Douty and Secretary Connie Etheridge.

Purpose – Election of Board and Budget Approval

Joyce Jaeger explained the election process for and the structure of the Board of Directors. She then asked the election committee chairman, Erv Fischer, if the required quorum of 30% of the homeowners (58), including proxies, was present. Erv confirmed that a quorum was reached. Joyce introduced Dan Young as a new candidate for the Board of Directors and then asked him to tell those in attendance a little about himself. He and his wife Sally have lived in the Falls for 7 years. He spent 20 years in the Air Force and 25 years in industry and is retiring in March. He feels he should give back to the community that he enjoys living in by serving on the Board now that he will have the time to devote to it. His experience in management, people and problem solving will greatly benefit the Board. Joyce then asked for nominations from the floor but there were none. Joyce stated that since the candidates were uncontested, a vote was not required and we now have a Board of Directors. She thanked everyone for serving.

Reports of Officers and Committees:

President – Joyce Jaeger

Joyce Jaeger gave a brief synopsis of the year's events, which included:

- Space Coast Management was employed for covenants and code violations. Letters were sent to help our residents comply and the looks of our community have improved.

- Sealing of our roads throughout the community was completed in April 2007 with the cooperation of all residents.
- The gazebo at the playground was repaired and repainted.
- A Community Workday was held in July 2007. Ruthe Faust and her group of volunteers completed mulching of the front entrance.
- A Community Picnic was held in October 2007. This event was chaired by Andrea Nemeth and was a success thanks to the help of her dedicated volunteers.
- Covenants are still with our attorney for review.
- Resolution with adherence to local ordinance and bylaws was accomplished by removing three oak trees on Shoshone Lane that were a liability to our community. The roots from these trees were uplifting the sidewalk and two residents had fallen as a result. The trees were removed and the sidewalk repaired. Additional sidewalks were repaired on Shoshone Lane and Potomac.
- New Foxtail Palms have been planted at the front entrance gate.
- Under budget for the year and the annual dues remain the same.

Secretary – Connie Etheridge

The minutes of the last Board Meeting held January 3, 2008 were reviewed and a motion was made by Beatriz Vargas to accept the minutes without changes. Bruce Douty seconded the motion; the Board unanimously approved them.

Annual Audit -- Erv Fischer, Dick O'Donnell, Wally Parpart and Tommy Roberson
There were no discrepancies found.

Treasurer – Elaine Bryson

Report and balance sheet submitted by Elaine Bryson. She reported that there is currently \$282,145.31 in all our accounts.

Elaine Bryson reviewed the proposed budget items for 2008, highlighting the following:

- Small increases are due mostly to rising gas prices.
- Decrease of \$500 for beautification
- Increase of \$1000 for security gate maintenance
- Add \$60 for garage sale advertising
- \$3,591.61 for Liability Insurance. \$3,800.00 is budgeted for Hurricane Insurance, which has not been obtainable as of yet. Flood Insurance is not required for our community.
- Added \$5,000 for sidewalk repairs
- Violation enforcement remains at \$6000 because the Actual for 2007 was only for 9 months.
- Ten homeowners have not yet paid their dues

Total proposed budget amount reported by Elaine was \$63,156 for 2008.

A motion was made to accept the 2008 budget by Beatriz Vargas and seconded by Russ Schaad. Joyce Jaeger asked for approval by a show of hands for the 2008 budget and the budget was approved as requested.

Committee Reports:

Architectural Review – Andrea Nemeth, Mary Riding, Carol Fischer, Stewart Jaeger and Larry Etheridge

Andrea Nemeth reported that over the course of the past year there were 71 applications submitted to the committee of which only 3 were rejected but later amended and approved. There were 6 for fencing, 2 swimming pools, 1 driveway painting, 16 new color exterior painting, 4 new roofs, 10 landscaping tasks and installation of gutters, new windows and other miscellaneous items. Andrea explained that any member of her committee could be called if there are any questions of when an ARC application is needed. There is also some good information on the back of the ARC application that can be helpful.

For the month of February the Board received 9 applications and 9 were approved as follows:

1. Hal Shishido, 675 Linville Falls – exterior paint color change; add garage screen door
2. Fred Parrish, 889 Shoshone Ln. – add small fenced area, 10x10 & 6ft high
3. Bea Vargas, 867 Shoshone Ln. – exterior paint color change
4. Bea Vargas, 867 Shoshone Ln. – add wooden deck in backyard
5. Michael Marrone, 719 Falls Creek – add pool with screen
6. Alan Dowd, 778 Conestee Dr. – replace damaged windows in rear of house
7. Ernest Miller, 793 Conestee Dr. – add arch window in back bedroom (backyard)
8. Richard Hotter, 853 Potomac Dr. – add storm shutters
9. Don White, 720 Falls Creek Dr. – exterior paint, same color

Covenants/Code Violations – Space Coast Management

Joyce Jaeger reported that Space Coast Management does bi-monthly drive-thru inspections of the community. She encouraged those who do get a violation letter to please call Space Coast and discuss with them. They are willing to work with anyone and so is the Board. Space Coast has a copy of our covenants and therefore knows what is right for our community. There were some problems in the beginning when they were new to our area, but things are working well now. The Board is asking Space Coast Management to begin issuing letters for roofs in need of cleaning. Please call them if you get a letter and discuss the issue with them.

Waterfall – Pinch-A-Penny

Joyce Jaeger reported that Brad MaGill comes in weekly to maintain the waterfall. A minor repair was needed recently, but all is working well now.

Gate Security – Tony Ayala

Tony reported that the gates have been working much better this year. A new Chamberlain passport receiver has been installed to accommodate a new transmitter installed in GM vehicles in 2008 and beyond for gate openers. This receiver was provided by LearCar 2U at no cost to the association and installed by Florida Door Control. A letter from FDC confirming there is no financial obligation to the association

is on file. In the future, the existing click card gate openers will be obsolete (date is unknown) and will need to be replaced with the new passport gate openers. Residents can purchase these new gate openers from FDC for a reduced price of \$31.00 instead of the normal \$52.00 price. Tony stated, however, that our old click card gate openers could still be used for now since the obsolete date has not yet been determined. He recommends that everyone change the batteries once or twice a year to avoid being unable to get in the gate due to battery failure. Tony also reminded everyone to call him and give him the 5-digit code when a new clicker is purchased so he can enter the new code in the system.

Lakes – Russ Schaad

Russ reported that there are 7 lakes in our community and are overflow ponds. The Lake Doctor comes out once per month and assesses the algae blooms, weeds, etc. and recommends treatment of any problems. 25 carp were added 3 to 4 years ago and that has taken care of the weed and algae problems we had at that time. Currently, the lakes are at a good maintenance level and all are doing well. Russ cautioned everyone when fertilizing to keep a distance from the water's edge to prevent the granules from getting into the lake and causing problems. Russ also asked everyone to watch for any signs of erosion around the lakes and to report them to him for study.

Welcoming Committee – Charles Azevedo/Debbie Menendez, absent

Joyce Jaeger reported for Charles and Debbie that 4 families were welcomed into the community in 2007. They were: Jim & Linda Webb – Linville Falls; Robert & Sabrina Calhoun – Falls Creek; Jerry & Kathie Poole – Falls Creek; and Steve & Irene Theriault – Linville Falls. There are some homes for sale in the Falls and Charles and Debbie are looking forward to welcoming new homeowners into the community. Joyce encouraged these new residents to join in the events in our community and get to know some of their neighbors.

Landscaping – Ruthe Faust

Ruthe thanked all those who came out for the Community Workday and helped spread the mulch out front. Cleaning up of the playground may be added next time. She also thanked all those who helped with the Christmas decorations but more help is needed next time when taking them down after New Years. For beautification, Ruthe explained she usually does four changes of colors (spring, summer, fall, winter) along with a patriotic display with flags for both Memorial Day and the 4th of July. Five small Foxtail Palms have been planted around the waterfall. A larger Foxtail Palm has been planted in the center bed, replacing a split leaf that was overgrown. She asked for more volunteers, preferably with gardening experience, to sign up to help her as she has been doing this for the past eight years. Sunset Lawn maintains the front area and trims the trees and shrubbery.

Playground – Sarah Markos/Ronnie Willwerth

Sarah reported that they held an Easter Egg Hunt and a 4th of July Bike Parade this past year as planned activities for the kids and grandkids in the community. They are planning to schedule these two activities again this year. Help with weed control at the

playground is needed if anyone wants to take it on as a family project or as a community workday as mentioned earlier by Ruthe Faust. She thanked all those who are anonymously helping to keep the playground clean by picking up the trash and emptying the trashcans.

Newsletter – Sherwood Smith, absent

Tony Ayala read the report prepared by Sherwood Smith. In this report, Sherwood stated the newsletter completed another successful year and Ruthe Faust was the real reason for its success. Ruthe submits most of the articles and gathers most of the information about the people, places and things that make the newsletter interesting. Sherwood encouraged all residents to contribute to the newsletter, which is distributed every other month. He thanked all those involved in the writing, production, distribution and posting on the website. The deadline for submitting articles for the April newsletter is March 20th.

Electrical – Dave Shultz, absent

Joyce Jaeger reported that Dave is in charge of all the electrical tasks at the front gate including changing of the light bulbs. He has done an excellent job of keeping everything in good working order and he is always ready with his tools to handle any other tasks within the community's common areas.

Irrigation – Keith Straehla / Dick Stefonek, absent

Joyce Jaeger reported that Dick Stefonek has recommended that the sprinkler pump be replaced with a larger 2 horsepower pump. The current pump does not supply enough water pressure to properly reach all areas needed out front. The Board has looked into this issue and has agreed to its replacement.

Old Business:

Covenants – Tom Riding

Tom Riding reported that the lawyers this year had a list of requirements that needed to be met before revising of the covenants could be accomplished. These requirements have finally been met and the revisions to our covenants are about ready to be reviewed by the community. These packets should be distributed sometime this spring and everyone must sign for them. A couple of meetings will then be held at the playground to discuss the proposed changes and answer any questions. After everyone has had a chance to review them, another meeting will be held to vote for their approval. A vote by two thirds of the homeowners is needed for approval. Joyce Jaeger stated that they are trying to simplify the covenants to make them easier to understand and that they expect everyone to comply.

New Business:

Muscovy Duck Population – Dick O'Donnell

Dick O'Donnell stated that the population of Muscovy Ducks is a potential problem that needs to be addressed. They are messy and a nuisance and they can quickly multiply. He

knows of a trapper that can be hired to remove these ducks and relocate them without harm. He then made a motion to consider hiring a trapper to remove these Muscovy Ducks from our community. After a discussion, the Board agreed to take this issue up at the next meeting, as more information is needed. Dick O'Donnell will supply the name of the trapper for consideration.

Roadway Sealing –

Tim Young asked why the front entrance sealer had to be reapplied and how often this will have to be done. Joyce Jaeger explained the entranceway gets constant traffic and the roadway there consists of more shells than stone, so a second coating was applied at no extra charge. The sealer is doing its job of preserving the road and should last for about 5 years. Repaving all the roadways with asphalt was too costly at this time. Another resident asked if something could be done to correct the uneven entranceway onto Sheridan Road. After some discussion, a suggestion was made to repave with asphalt only the front entranceway that gets constant use to keep it looking nice and correct the uneven area at that time. The Board will take this suggestion into consideration for in the future.

General Discussion –

Joyce Jaeger asked those who park on the street to be considerate and not park directly across from one another, making it difficult to get by them. This also presents a problem for emergency vehicles to get by them as well. Also, please refrain from parking over the sidewalk as this is against a city ordinance. Beatriz Vargas asked everyone to please use the sidewalks when taking their walks or runs rather than using the streets, as it is hard to see them at times and their safety is in jeopardy.

There have been some thefts from unlocked cars in their driveways in our community that occurred on the evening of January 12th. Everyone is advised to keep their cars locked while in the driveway and refrain from leaving any valuables inside. Other surrounding neighborhoods were hit the same day. The police are on alert and believe they may have arrested the person responsible.

Tony Ayala stated that he has gotten calls from two people complaining that they get wrong calls from the gate late at night. Tony explained he has only two choices. He can change their 3-digit code to another one or he can remove their 3-digit code from the directory altogether. If removed, however, remote access by their pressing 9 will not be possible for their visitors.

Joyce Jaeger stated once again that more volunteers are needed and to please sign the list before leaving tonight. If you aren't sure of what you can do, just put your name on the list and we will find something for you to do.

The new Board of Directors were congratulated and wished a successful year.

Adjournment –

A motion was made by Elaine Bryson to adjourn and was seconded by Russ Schaad. The motion was accepted by Joyce Jaeger and approved. The next meeting will be held on March 6, 2008 at the West Melbourne City Hall.