

**The Falls at Sheridan Community Association
Board of Directors Meeting Minutes
Thursday, March 06, 2008
West Melbourne City Hall**

Opening Remarks – Russ Schaad, President

Russ Schaad called the meeting to order at 7:00PM at the West Melbourne City Hall. All members present: Elaine Bryson (Treasurer), Russ Schaad (President), Beatriz Vargas (Vice President), Bruce Douty (Director) and Dan Young (Director)

Secretary's Report – (open position)

Minutes from the Monthly Falls at Sheridan Community Association BoD Meeting held on February ?, 2008 were reviewed by the Board. There were no corrections noted. A motion for approval of the minutes as written was made by Elaine Bryson, accepted by Russ Schaad and seconded by Bruce Douty and the minutes were approved.

Treasurer's Report – Elaine Bryson

Report and balance sheet reported by Elaine Bryson
Current Assets (as of 03/06/08): \$281,160.39

Committee Reports:

Architecture Review – Andrea Nemeth

Andrea Nemeth reported that there were two ARC applications submitted for approval this month and they were approved as follows:

- 1.) 715 Falls Creek Drive (Mary Puzycki) Changed color of the House Trim.
- 2.) 868 Shoshone Lane (Craig Hunt) Planted a Palm Tree?

Covenants/Code Violations - 2 violations have been reported one at 714 Falls Creek lattice were never covered with Roses or some sort of greenery and one at 717 Falls Creek Landscaping/Care of the property. Management Company will report on roof mold next month during the drive by.

Waterfalls System – Pinch-A-Penny, Brad Magill

Russ Schaad reported that there were no problems with the waterfall at this time.

Gate Security – Tony Ayala, present

Tony Ayala reported that the gate has been working fine.

Lakes – Russ Schaad

Russ Schaad reported that the lakes are all looking good at this time per the Lake Doctor's report.

Welcoming Committee – Charles Azevedo, absent

Charles commented to Russ that he needs to be notified when we have new home owners.

Landscaping – Ruthe Faust

Ruthe Faust stated that she had planted perennial plants and that the foxtails were doing better. Palms did not have to be trimmed but the pine trees on the left hand side going in needed to be trimmed before the hurricane season

Irrigation – Dick Stefonek, absent

Playground – Ronnie Willwerth & Sarah Markos, absent

Newsletter – Sherwood Smith, absent

Electrical – Dave Shultz, present

Dave Shultz stated that the waterfall sign needed to be cleaned and painted.

Old Business:

Status of Covenants – Tom Riding, absent

Ruthe Faust stated that they needed to have a meeting.

New Business:

Home Owners who did not pay there home owners dues –

765 Conestee - Jason Hallett

717 Falls Creek - Andre Johnson

Duck Problem:

Dan Young reported that Bill Carlson from TJ Trapper can remove the Muscovy ducks from the development and he will charge us \$75 to come out and \$10 per duck he removes. A motion was made by Elaine Bryson and seconded by Bruce Douty, Russ Schaad planned to put the duck problem in the newsletter.

Mold on front fence:

There was a discussion about cleaning the front fence along Sheridan road. A time and date to clean the fence has not been determined.

Adjournment:

Next Meeting: Monday, April 7, 2008, 7:00 PM, West Melbourne City Hall

Adjourn Meeting:

Russ Schaad adjourned the meeting at approx 8:20 p.m.