

**The Falls at Sheridan Community Association  
Board of Directors Meeting Minutes  
Monday, April 07, 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. Members present: Elaine Bryson (Treasurer), Russ Schaad (President), Bruce Douty (Director) and Dan Young (Director) – Member Absent -Beatriz Vargas(Vice President)

**Secretary's Report** – (open position)

Minutes from the Monthly Falls at Sheridan Community Association BoD Meeting held on April 7, 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 04/30/08): \$281,160.39

**Committee Reports:**

**Architecture Review** – Andrea Nemeth

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

- 1.) 793 Conestee Drive (Earnest & Sabrina Miller) Paint house same color.
- 2.) 702 Falls Creek Drive (Bill & Rita Heidel) Landscaping
- 3 ) 894 Cumberland Drive (Lee & Seiko Jordan) Fence

**Covenants/Code Violations** - 2 violations have been reported one at 714 Falls Creek lattice and one at 800 Potomac Drive.

**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 side gate at entrance repaired.

**Lakes** – Russ Schaad

Russ Schaad reported that the lakes are all looking good at this time per the Lake Doctor's report. Stop children from swimming in lake

**Welcoming Committee** – Charles Azevedo, absent  
One new homeowner Lee & Seiko Jordan – 894 Cumberland Drive.

**Landscaping** – Ruthe Faust  
Ruthe Faust absent report given by Russ – replaced one foxtail outside of gate – may need one more and mulched inside of gate

**Irrigation** – Rick Precious taken over for Dick Stefonek

**Playground** – Ronnie Willwerth & Sarah Markos, absent  
Dave Schultz reported that some of our children were breaking the fence at the playground he had already repaired it.

**Newsletter** – Sherwood Smith, absent – The deadline for submitting articles for the June Newsletter is May 20th

**Electrical** – Dave Shultz, present  
Dave Shultz stated that he wants to install lights at the front of waterfall

## **Old Business:**

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

## **New Business:**

**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.

**Secretary** - Have no one as of yet

**Damaged Street** – Elaine is going to contact Jeff Freehill to get estimate for repairs to damage on Linville Falls done by Robert Goolden car and at 673 Linville and by Martin Pools at 692 Linville – Brotherton

Sample letter was submitted by Russ Schaad – approved by Board **Addendum Letter for Pool Acceptance by ARC**

**Project Code Red** – Russ explained that there is a program to inform residents of any disasters or amber alerts to all residents

**ATT Construction** – Dave Schultz said he would find out when project in community would be completed and who to contact about it

**Adjournment:**

Next Meeting: Thursday, May 1, 2008, 7:00 PM, West Melbourne City Hall

**Adjourn Meeting:**

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