

**The Falls at Sheridan Community Association
Board of Directors Meeting Minutes
June 5, 2008
West Melbourne City Hall**

Opening Remarks– Russ Schaad, President

Russ Schaad called the meeting to order at 6:59PM at the West Melbourne City Hall. All members present:

Elaine Bryson – Treasurer
Beatriz Vargas – Vice President
Bruce Douty – Director
Dan Young – Director

Secretary Introduction – Carolyn Kenyon

[clk212@cfl.rr.com / 956-0236]

Carolyn is placed with us through Personnel Plus Staffing

Sue Failla

722-2529

Secretary's Report – No report at this meeting.

- There were no May minutes because of defective recorder. Bea will fix or replace recorder for July meeting.

Treasurer's Report – by Elaine Bryson

- 3 homeowners have not paid their annual fees
- Report and balance sheet reported by Elaine Bryson.
- Current Assets (as of 05/31/2008) \$275,178.81

Committee Reports:

Architectural Review – Andrea Nemeth

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

- 1. Paint House new color, Vanilla/Apricot Trim, 700 Falls Creek Dr.
- 2. Paint Exterior Door new color, Maroon, 720 Falls Creek Dr.
- 3. White PVC Fence around pool equipment, 692 Linville Falls

Covenants / Code Violations – Dan Young

Status of Management Co. Drive by on May 27, 2008

Community response to roof notices:

- 4 new violations, 37 first letters sent, 1 final letter sent, 14 violations closed,
- 784 Conestee Dr, Shed violation
- 857 Potomac Dr, Walkway and fence needs cleaning, has complied with other violations
- 714 Falls Creek Dr, Lattice work covered with vines, closed issue.

- 717 Falls Creek Dr, Weeds, Lawn
- 725 Falls Creek Dr, Mold
- 697 Linville Falls, Remove form list, Common Ground, not owner's lot.
- Mr. Mole- Sited twice for bad grass.....not his property. No irrigation there. Will investigate reclaimed water.

Waterfall – Pinch a PennyPump replaced

Gate Security – Tony Ayala

- Gate is working fine, updated directory, presented to board to edit any numbers as necessary.

Lakes – The Lake Doctor / Russ Schaad

- Lake Doctors have increased their contract as of July 1, 2008 by \$12.00 from \$319.00 to \$331.00
- The lakes lack oxygen; some fish may die but expect the lake will balance itself.

Welcoming – Charles Azevedo

[Note: Charles has extra copies of covenants]

Landscaping – Ruthe Faust

- Spreading mulch and planting scheduled for Saturday, 06/07/08 at 9:00AM

Irrigation – Rick Precious –No Report

Playground – Sara Markos

- Needs help with managing playground.

Newsletter – Sherwood Smith

- July 20th newsletter will issue reminders that street parking and lawn signs are prohibited.
- Ads allowed as space permits.
- Bea will investigate the legality of ads in newsletter.

Electrical / General Handyman – Dave Schultz

- Cleaned outlets and replaced defective lights

Covenant Review- Tom Riding

- Ruthe said she spoke to Tom and we will be having a meeting in the next couple of weeks.

Old Business:

- Covenants Revision
- The Ducks- 10 ducks have been removed and three remain.
- Damaged Roads- the Board agreed to repair the front entrance-Elaine spoke to Scott Metcalf at Florida Pool about Marrones property at 719 Falls Creek and they could not approve paying for the street repair at this time. The Board agrees to send registered letters to Brotherton-Marrone-Florida Pool and Martin Pools about the damage to the street-Elaine stated that the Goolden damage was paid by the insurance company-Tony Ayala mentioned a pot hole at the corner of Conestee and Falls Creek.
- May need to have workers sign liability agreement to pay for any damages done by their companies.
- ATT Construction – Project Closed
- Foreclosure update-1 home foreclosed-1 in foreclosure and Hallett’s has been informed that a lien was being placed on their home.
- Claim of lien will be recorded with Clerk of Court regarding 869 Shoshone Lane, previously owned by Michael Nichols, now owned by the bank. A letter with the copy of the recorded Claim of Lien will be sent to the bank. We hope this prompts the bank to pay the outstanding annual fees.

New Business:

- EOY Volunteer Party
- Newsletter – next due date July 20th
- Stress strongly in newsletter that “No Political Sign Allowed.”
- By-laws –Suggested posting on website.
- Management Company’s report card- Soften approach to owners
- Work day – Saturday June 7th at front gate / 8:30 AM ish
- Overnight parking discussed..Need to get tough.
- Al Doud at 775 Conestee...car broken into on 6-3-08
- Generator noise from Fortune Place on Sundays from 2pm to 4pm is very unnerving. Russ will try to get to the bottom of it.

Adjournment:

Motion to adjourn by Beatriz Vargas, Elaine Bryson seconded the motion.
 Russ Schaad adjourned the meeting at 8:40PM.