

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

Opening Remarks– Russ Schaad, President

Russ Schaad called the meeting to order at 6:55 p.m. at the West Melbourne City Hall.

Members present:

Elaine Bryson – Treasurer

Dan Young – Director

Secretary- Carolyn Kenyon

Secretary's Report – Carolyn Kenyon

- June 5, 2008 minutes were presented.
- Dan Young made a motion to approve and Elaine Bryson seconded. Minutes approved.

Treasurer's Report – by Elaine Bryson

- 3 homeowners annual fees are still unpaid.
- Tru-Green increase prices 5%, effective 07-15-2008
- Falls Checking, \$3317.55, Falls-CD, \$118.783.74
- Total checking & savings, \$273,731.24

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:

- Paint house new colors, Ginger Bit, Homestead Pumpkin, Tropical Nut, 695 Linville Falls
- White gutters, 689 Linville Falls
- New garage door-screen, 790 Conestee

Covenants / Code Violations – Dan Young

Status of Management Co. Two drive bys in June

Community response to roof notices:

- 52 roofs cleaned, only 18 left to be done.
- 6 new violations, 28 closed
- Paramore shed , second letter sent
- 857 Potomac, needs driveway cleaned, second notice

- 697 Linville Falls, Common Ground, Board will inquire about reclaimed water.

Waterfall – Pinch a Penny

- .Pump leaking, may be loose hardware, will repair as needed.

Gate Security – Tony Ayala

- Exit gate damaged by “All Brevard Irrigation & Landscaping, Inc.”
- Board to notify Florida Door Control to accept third party repair (welding), FDC will install and repair, certify all working components. CC letters to be sent to attorney, All Brevard, Homeowner and lifestyle Homes. Rick Lankford to assume all charges. Russ motioned and Elaine Bryson seconded. Motion passed.

Lakes – The Lake Doctor / Russ Schaad

- Being treated as necessary.

Welcoming – Charles Azevedo

[Note: Charles has extra copies of covenants]

Landscaping – Ruthe Faust

- Saturday, 06/07/08 at 9:00AM, about 17 people showed up to help spread mulch and plant.
- Can always use more volunteers.

Irrigation – Rick Precious –No Report

- Need to adjust heads at gate.

Playground – Sara Markos

- Invoice for 4th of July Parade.

Newsletter – Sherwood Smith

- July 20th newsletter will issue reminders that street parking and lawn signs are prohibited.
- Changes for Newsletter to become an updated bulletin board to be discussed with full board present.

Electrical / General Handyman – Dave Schultz

- All is well.

Covenant Review- Tom Riding

- Ruthe said she and Elaine spoke to Tom and need some rewording to covenants before presentation to the board.
- Will need special meeting to accept new covenants.

Old Business:

- Covenants Revision
- The Ducks- Community will try to resolve issues with ducks.
- Damaged Roads- Brotherton and Martin Pools refuse to pay for damage that occurred during pool installation. Community will repair damages and confer with attorney.

- Foreclosure update- One new, 811 Potomac.

New Business:

- EOY Volunteer Party
- Newsletter – next due date July 20th
- Stress strongly in newsletter that “No Political Sign Allowed.”
- Generator noise from Fortune Place on Sundays changed from 2pm to very early Sunday morning.
- Options available to protect gates from damage to be discussed at full board meeting.

Adjournment:

- Motion to adjourn by Russ Schaad, Elaine Bryson seconded the motion.
- Meeting adjourned at 8:35PM.