

The October meeting of the Board of Directors for The Falls of Sheridan was called to order at 7:00 PM by President, Russ Schaad. All directors were present ,except Elaine Bryson, who will be a few minutes late. The minutes from September were reviewed and accepted as read. The Treasurer's report was delayed until Elaine could present the status of the finances.

Dan Young reported there had been three phone calls to the BoD phone line. Two were calls from Alford on Potomac regarding the broken irrigation meter and one call from Kowalak on Conestee about the relocation of their dish.

Elaine presented the Treasurer's report. There is \$2,689.88 in the checking account, \$118,783.74 in CD's and \$138,932.59 in Investments. Our total assets are \$261,487.95. Andrea Nemeth, ARC chairman, reported there were four applications this month. They were:

Not needing BoD approval :

1. O'Neal 805 Potomac new garage door and shutters
2. Brady 890 Shoshone replacement of entrance tile

Approved by the BoD's

3. Clouser 900 Cumberland exterior paint
4. Proveda 835 Potomac exterior paint

Code Violations, Dan Young, stated there were 24 violations still pending for roof treatment. Eleven of these are not on the list waiting to be serviced. Dick O'Donnell mentioned his roof was cleaned recently but is already showing signs it needs to be done again. The chlorine treatments that are being used to clean the roofs are wearing and breaking down the shingles. Dan mentioned that Ace Hardware has a cleaner that is copper based and is gentler on the roof surface. This product will be looked into. There were two political signs in the community. (762 and 761 Conestee). The residents are ignoring the request for their removal. Dan will either talk to the residents or personally remove them, which the Association has the right to do so.

A discussion pursued concerning the Management Company and the fact that they are sending too many letters. It was agreed we need them to be more direct and forceful in order to get immediate action.

There was no report for the waterfall. Everything is functioning well. .

Gate Security chairman, Tony Ayala was not present.

Dave Schultz noted that the "man" gate on the exit side needs repaired, as it is remaining open. The entrance gates need to be re-aligned and Florida Gate Control will be contacted via Tony Ayala.

Russ Schaad reported that the Lake Dr.'s had treated all the lakes for algae. Otherwise, everything is fine.

There was no report from the Welcoming Committee..

Ruthe Faust, Landscape Chairman, is anticipating putting a few fall decorations out at the entrance . There was a discussion about the blocked drainage pipes on either side of our entrance but nothing can be done about this.

The Irrigation position is still vacant No one has volunteered after it was advertised in our newsletter. Russ spoke of hiring a company but Ruthe suggested we wait until a problem arises. Everything is functioning well and we can call a company when the need arises.

There was no report from the Playground Committee.

The October Newsletter was distributed last week-end. The next newsletter will be the December issue and deadline will be November 20th.

Dave Schultz reported that all electrical systems were fine.

Under Old Business

Russ mentioned the entrance gate had been painted and thanked Stewart Jaeger for doing a great job.

A complaint was registered by Carson's of Shoshone regarding the Muscovy Ducks. There are approximately 12 -13 of them on the back lake. Russ said the removal of the remaining could be done for an additional \$200.00. Elaine reminded the **board they can not make a motion to spend money not included in the budget. However, this time, this expenditure will be covered.** There was a discussion concerning residents feeding the ducks et all. A flier will be sent to all residents in the next newsletter requesting all residents refrain from feeding the ducks.

Irrigating the common ground area by the playground and across from it had not been investigated but it is still remains under consideration.

Russ presented information on an Indian River Queen Cruise for an End of the year party for volunteers. Fred Prichard stated that such expenditures can not be taken from Association dues. A discussion arose as where do we make a cut off with volunteers. Could a party be held at the playground? Could we go to a restaurant with volunteers paying their own cost? Nothing was decided and there will be further investigation into an EOY gathering. It was suggested that it be put in next year's budget and voted on at the next annual meeting.

Ken Baker, who is responsible for our Web-site, has informed us the Web-site will no longer be free. Google will be changing to AOL. The price of securing our Web-site will need to be investigated. Dick O'Donnell reported that some sites are available for \$5:00 per month. Dave Norris will be contacted, for additional information ,as he has helped with the Web-site.

The Secretary's position is still open and no one has volunteered to fill the position. For the interim, Ruthe Faust is assuming the responsibility.

Russ has not heard back from Florida Gate Control with their proposal for placing Bollards at the entrance to the community.

Russ had some information on solar street lights but has not heard back from that company, also. This will remain for investigated.

The revised Covenants was discussed and Tom Riding was complimented on his work in compiling and accounting for the changes to be made. Ruthe Faust asked that the review package, given to the Board for corrections and comments, be returned so that the Committee may process them. Two of the Directors complied. Bruce Douty interjected that in up dating the community, we should consider metal roofs and pavers for drive-ways. That would need to be included in the revised covenants. Information concerning metal roofs will be gathered and studied so the directors may make a recommendation.

Russ made a motion to adjourn the meeting at approximately 8:20. Bea Vargas seconded the motion.