

**The Falls at Sheridan Community Association  
Board of Directors' Meeting Minutes  
December 1, 2009  
West Melbourne City Hall**

Opening Remarks – Russ Schaad

Russ Schaad called the meeting to order at 7:00 PM at Wesley Methodist Church in West Melbourne. Members present were Russ Schaad, President, Dan Young, Vice President, Dean Hughes and Bill Halbleib, Directors, Michele Bhambri, Director,absent.

Secretary's Report – Joyce Jaeger submitted the report of the November 10, 2009 meeting. A motion was made by Dean Hughes and seconded by Bill Halbleib to accept the report as written.

Treasurer's Report – Elaine Bryson. Our accounts are as follows:

Checking	\$ 4,470.69
Savings	\$123,970.00
CD's	<u>\$135,264.27</u>
TOTAL	<u>\$263,704.96</u>

A motion was made by Bill Halbleib and seconded by Dean Hughes to accept the Treasurer's Report.

The 2010 Homeowners' Association Dues notices have been mailed out and 35 residents have paid in full. The checks will be deposited in January 2010.

Book Manager – Russ Schaad received 4 calls that came into the board number. Dean Hughes will take the book for the month of December.

ARC – Andrea Nemeth reported that 1 application was received for installation of a pool which was approved.

Covenants/Code Violations – Dan Young reported that there was only 1 drive-thru during the month of November (11/19) which was reported on 11/21/09. A second drive-thru was scheduled for 12/1/09. Eighty issues were open at the beginning of the month. Sixteen issues have been rectified while 64 still remain open; 5 have received a second notice, twenty-one are a work in progress. Five intent to fine letters were to be mailed by the management company, however, since there was no contact from them it was unsure if these letters were mailed. Dan recommended that if the violations were not cured by 12/1/09 fining should begin. A motion was made by Dan Young and seconded by Dean Hughes that letters be sent.

Dan Young will notify the management company that if there is no improvement with their reporting and answering phone calls/e-mails that we will consider release of our contract.

Legal Committee – Bea Vargas – Russ Schaad signed a letter of lien on property at 701 Falls Creek Drive. The paper work involved will be sent to our attorney.

Waterfall – Pinch a Penny – Falls are in good working condition at this time. An O-ring has been replaced on the filter.

Gate Security – Dean Hughes reported that the gates are working properly and the new backlight on the kiosk is a great improvement.

Lakes – Lake Doctor – Russ Schaad reported that the lakes are in good condition. The Trappers were contacted regarding an alligator in Lake Conestee.

Landscaping – Ruthe Faust reported that the Christmas decorating was completed on Saturday, 11/28 and thanked all who helped. R&R Landscaping has trimmed at the front entrance; weeding will be done in the future.

Irrigation – Jerry Poole will cut back on watering and check for rules & regulations for the winter season.

Playground – Sara Markos – No report at this time.

Electrical/General Handyman- Dave Schultz reported he felt that the electrical outlets at the front entrance were not adequate for the holiday decorating.

Newsletter – Sherwood Smith – Next edition of the Newsletter will be in February 2010. Items to be submitted should be sent to Sherwood by 01/20.

#### Old Business

Covenant Revision Ballot Counting – A meeting will be set up for the counting of ballots in December. A sign will be posted at the gate when the date has been set for those who wish to attend.

Dave Shultz will pressure wash the entrance fence and the sidewalks at the entrance area.

A meeting with the new City Manager, Scott Morgan, will be set up for 12/09 at 2:00PM.

Our Annual Meeting will take place on February 2, 2010. Committee Chairman, Erv Fischer has requested that all information be sent to him by January 8<sup>th</sup> for distribution.

Our front fence along Sheridan Road is in poor condition. Estimates and recommendations as to the type of material to be used will be sought after so that it can be discussed at our annual meeting.

## New Business

New covenants' booklets will have to be printed with new additions and changes after the meeting and ballot counting.

A motion was made by Dean Hughes and seconded by Bill Halbleib to adjourn the meeting at 8:25 PM. The next meeting will be held at Wesley United Methodist Church in West Melbourne on January 5, 2010 at 7:00 PM.

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