

The Falls at Sheridan Community Association
Board of Directors Meeting Minutes
Thursday, January 8, 2009
West Melbourne City Hall

The Board of Directors meeting for the Falls at Sheridan was called to order on January 8, 2009 at 6:35 PM by Vice-President, Bea Vargas. President, Russ Schaad was absent but all other directors were present. Bea asked for the minutes to be reviewed and for any corrections. Since there were no corrections, Bruce Douty made a motion to accept the minutes and Dan Young seconded the motion. The December minutes were approved.

Treasurer, Elaine Bryson reported there is \$1,934.05 in the checking account, \$123,966.00 in CD's and \$122,245.93 in Investments. Our total assets are \$313,869.49 Elaine stated 117 residents out of 194 have paid their annual dues. She also said that Erv Fischer would do the associations audit.

Andrea Nemeth said there were four ARC applications:

1. Etheridge 874 Shoshone Lane Exterior paint (same color)
2. Herendeen 747 Conestee Drive Fence
3. Muzzone 800 Potomac Drive Garage door screens, paint trim/front door (new color)
4. Mullins 816 Potomac Drive Exterior paint (new color), 2 trees to be removed at a later date

Andrea requested more copies of the ARC applications, which Bea said she would print.

Dan Young, Code Violations, said there was one drive thru on December 12th. He is having difficulty tracking violations with the Management Company. There were four (4) roof violations closed and one new one added. He is trying to get a comprehensive report so he can review all violations. He stated there needed to be a re- evaluation of the Management Company for next year. The Board agreed.

Bruce reporting for The Hotline, said the Kayak had been removed from Conestee .A complaint about the fichus tree on Falls Creek would need a letter from the Management Co. 769 Conestee asked about removal of hardwood trees and were told they would need to seek permission from City Hall. Two residents have vehicles displaying logos (Dog Training and C&W Pump). A letter from the management should be sent to the residents. Elaine said that Pinch-a-Penny had replaced an "O" ring and a cartridge at the Waterfall. There has been no replacement for Gate Security chairman but Bruce said he was willing to take the responsibility, if he had the computer capability. He will speak to Tony Ayala concerning this.

The Lakes remain in good condition. The small lake behind Conestee was treated for weeds

There was no report from the Welcoming Committee.

Ruthe Faust said a large Foxtail Palm was planted at the entrance on the coming in side. Christmas decorations were all removed and packed away in storage. She thanked all of those who helped.

The Irrigation position remains open but any problems that occurred were addressed by Dave Schultz and Rick Precious. It was decided to put the hiring of a vendor, for this position, on hold.

There was no report from the Playground Committee but a cement bench was broken. Jim Lawson is to be contacted to re-epoxy it.

The Newsletter deadline is January 20 for the February issue.

Dave Schultz said there had been a problem with the waterfall lights but that has been corrected and they are now working.

Old Business:

Ruthe Faust told the Board the covenant revisions had been printed so they could be included in the Election packet. A brief discussion pursued on the ability to get the revised covenants passed. Bea is to check with Carl (attorney) for his suggestion and advise.

Dick O'Donnell has our new web site installed and last month's minutes have already been included.

The Muscovy ducks were discussed again. \$1000.00 has been put in the budget to cure the problem.

New Business:

The Bollards are on order for the entrance and the concrete company and the electrician will meet with Elaine and Bea to assess and finalize the job.

Elaine reported that St.Pierre will not be able to take the position of Treasurer, however, Sandy McCreight is to meet with her to discuss the possibility of her assuming the position.

There is the need for three (3) new directors.

Annual membership meeting:

Erv Fischer is chairman for the meeting. He has contacted the distributors and after Russ gets the printing completed they will distribute the packets. This will be done no more than 30 days before the date (Feb.3rd) and not less than 2 weeks.

Joyce Jaeger did the contact for meeting hall at the Methodist Church

Elaine brought up the fact that the fence at the entrance at The Ridings corner was in need of repair. Bruce and Dave are to take pictures so they may be sent to East Coast Fence.

Bruce talked about the camera project to monitor the entrance. Bruce was in contact with Bill Halbleib and Bill said the cost would be about \$7000.00. The camera cost will be added to the budget, and the matter will be discussed at the Annual meeting.

A motion was made to adjourn the meeting at 7:30 by Bruce Douty with Dan Young seconding the motion.

Submitted by Ruthe Faust