

The Falls at Sheridan Community Association
Board of Directors Meeting Minutes
Thursday, February 3, 2009
West Melbourne City Hall

The Twelfth Annual Association Meeting for The Falls at Sheridan was called to order at 7:00 PM. February 3, 2009 by President, Russ Schaad. Russ began the meeting with the high lights of the year .

The summer hurricane with its excessive rain caused drainage problems in the community. Our drainage system was deemed a good and functional system after an investigation was made by D.H. Tanner Construction.

The exit gate and column was, again, damaged by a vendor. The community was congratulated for their prompt action, observation and tracking the violator.

The covenants revision was completed and will be discussed later in the meeting.

Dick O'Donnell established a fresh, new Web site and there will be more information available regarding our community on line.

Russ introduced the present Board of Directors - Bea Vargas (vice President), Elaine Bryson (Treasurer) Bruce Douty (director) and Dan Young (director). Russ and Dan agreed to serve as directors for another term, if elected.

The residents were asked to sign the volunteer sheet that was being circulated and were reminded that the quality of our community depends greatly on the services of our volunteers.

Russ asked the Election Chairman, Erv Fischer, if a quorum had been reached so we could continue with the business meeting. Erv responded there were 58 in attendance and a quorum was established

An appeal was made for volunteers to replace the three vacant Directors positions. Bill Halbleib (769 Conestee Drive), Dean Hughes (767 Conestee Drive) and Michele Bhambri (790 Conestee Drive) volunteered. The three residents introduced themselves and spoke briefly of their qualifications. Since there were no further volunteers, the five were accepted as the new Board of Directors. No vote by ballot was required.

The minutes from the January Board of Directors meeting were reviewed and there were no corrections. Dan Young made a motion to accept and approve the minutes and Bea Vargas seconded the motion.

The Audit was completed and copies were distributed to the Directors. Russ thanked Erv Fischer, Dick O'Donnell and Tommy Roberson for completing this project.

Elaine Bryson, Treasurer, reported there was \$1,909.69 in the checking account, \$123,970.00 in CD's and \$170,096.17 in Investments. The total assets are \$299,300.86. Elaine said there were five (5) foreclosures in the community and twelve (12) unpaid dues.

The new budget for 2009 was presented for approval. The sidewalk repair and installation of Bollards at the entrance was taken from last year's budget. A question was made, from the floor, to explain the rationale for the Bollards. Elaine explained that a notice was posted at the entrance informing the community of the proposed project and only three (3) residents were present.

There were also, discussions at several previous monthly meetings. It was stated that the Board of Director's have the power to commit, determine, and execute the expenses of some projects.

Richard Noah (Shoshone Lane) questioned the inclusion of a surveillance camera in the budget. At this point, Bill Halblieb, who did research on this project, spoke to the community. Bill presented two (2) quotes

1. Megapixel camera system ————— \$7423.54
2. Analog 8 camera DVR system —— \$5811.23

Many questions arose from the floor. The answers to many of these questions are as follows:

Is there a fee? The equipment will be the property of the community, once we have purchased it. NO fee to any company.

How will this be monitored? It will be done initially by Bill Halblieb and then by a committee.

Was this large budget item discussed by The Directors? This has been a topic for several years and it was brought up again at the last monthly meeting because of violations that have occurred at the entrance

Was this needed because of any crime? No, but there have been 2 break-ins on Shoshone. (fence related)

Where will this equipment be housed and will it be able to observe and record people entering and exiting? It will be placed on top of the gazebo and the camera will be adjusted so that will be able record this

Andrea Nemeth felt that there was not enough vandalism to warrant this expense and money would be better spent to restore our fence. Kim Tomlin (Shoshone) felt that the fence needed to be repaired and Richard Noah (Shoshone) expressed the same opinion. He related how the area behind his fence was so over-grown the fence was badly damaged.

Fred Prichard made a motion to remove the expense of a camera from the budget and Tom Riding made the second. A count of hands was taken and 23 voted to remove it from the budget.

The motion did not carry so this will remain in the budget. More investigation is to be done before purchasing.

The expense for removing the Muscovy Ducks was discussed and a decision was made to remove the \$1000.00 item from the budget.

A decision was made to use the Space Coast Management Company for violations only and to remove the expense of the Management Company managing all aspects of our community.

A question was asked about the expense of \$1400.00 for foreclosures. Elaine explained that these properties had to be maintained and that money would be re-capped at the time they sell.

Elaine asked for the acceptance of the 2009 budget with the removal of the ducks and the management company. A show of hands voted to accept the 2009 Budget. (6 voted NO)

Russ took a moment to explain the installation of Bollards at the entrance. The one factor was the safety of our children and cars exiting the community. Another factor was to keep residents and vendors from parking on the sidewalks and it will also provide more illumination at our entrance.

Russ asked for new residents or first time attendees to stand and introduce themselves. Seretta and Charlie Maxwell (Potomac Drive) were the only new attendees/ residents.

Reports from Committee Chairman followed:

Andrea Nemeth, ARC Chairman, reported the community had 46 ARC applications submitted and accepted in 2008. There were no ARC applications for this month There are four (4) other members on this committee.

Dan Young, Code and Violation Chairman, had 12 to 13 pages of code violations. 90% of them had been resolved but the remaining 10% needed BoD involvement. The 79 roof to be cleaned are down to 12 . There were 2 drive-thru's in January (5th & 15th) Dan mentioned, that one violation, has been notified since August and no results have occurred. Janice Tubell inquired if this home had been abandoned .Dan suggested we investigate this matter.

The Waterfall is serviced by Pinch-a-Penny. Brad, owner of Pinch-a-Penny, said the filter will soon need to be replaced but other than that, the Falls are in good condition.

Tony Ayala, Gate Security, stated the gates are functioning well. He operates the opening of the gates, when necessary, by his lap top computer. He reminded the residents to replace their batteries in their clickers, occasionally, and new clickers need to be programmed into the system. New clickers can be purchased through Floor Door Control for \$58.00. Tony will be vacating this position on March 1st and there will need to be a replacement.

Russ reported that Lake Dr's services our lakes. Dave, who treats the lakes, commented that our lakes are among the best he services.

Debbie Menendez, Welcoming Committee co-chair, said she and Charles welcomed 12 new residents this year. They are as follows: Jordan (Cumberland Place), Eastman, Maxwell,

Muzzone, Stacey (Potomac) ,Arnett, Greene, Hansen, Herendeen (Conestee), Swan (Shoshone), Bordwine (Linville Falls), Scott (Falls Creek rental).

Russ said we need a volunteer to be responsible for Irrigation. At the present, Rick Precious and Dave Schultz have been attending to any problems.

Ruthe Faust, Landscaping Chairman, informed the residents that Tru Green is responsible for fertilizing and spraying insecticides on the common grounds. Sunset Lawn Care mows the common ground, trims the shrubs and palms and keeps the weeds controlled at the playground. She changes the annuals with the seasons. We have a Work Day early in June for mulching and we decorate the entrance at Christmas .She thanked all who volunteered for their help. A large Foxtail Palm was planted at the entrance in December. The Community won the Beautification Award from the City of West Melbourne in October.

Sarah Markos, Playground Chairman, questioned if there was a need for mulch at the playground, as there was no funding for this in the budget. This will be determined during the year.

Fred Prichard read a report from Newsletter Editor, Sherwood Smith. Sherwood said he declines printing any negative articles in our Newsletter. He, also, thanked Ruthe Faust for her contribution to the newsletter. Dave Schultz, Electrical Chairman, had no report.

Dick O'Donnell, Web-site master, has the minutes, newsletter, etc on the site. He stated there was no charge for the Web-site this year.

Under old business, Tom Riding made explanations of the different changes to the covenants. There were several questions from the floor. Tom told the residents if they were satisfied and wanted to submit their ballot tonight, they could. They would need to sign the roster and place it in the ballot box. Envelopes and stamps were available for those who wanted to mail in their ballot. A second discussion meeting may be possible and the final canvas for unsecured ballots will be door to door. All collected ballots will remain unopened until the final stage is completed. It will be necessary to have 128 yes votes to change any item. Anyone abstaining from a voting will be classified as a NO, The subjects under the new business had all been covered earlier in the meeting and there was no other new business from the floor.

A motion was made to adjourn the meeting at 9:15 PM. by Bea Vargas and Elaine Bryson seconded the motion. The 12 Annual Association Meeting for The Falls of Sheridan was adjourned.

Submitted by — Ruthe Faust