

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
March 5, 2009
West Melbourne City Hall**

Opening Remarks – Russ Schaad, President

Russ Schaad called the meeting to order at 7:00 PM at the West Melbourne City Hall.

Members present were Russ Schaad (President for second term), Dan Young, Vice President, Michele Bhambri, Treasurer, Dean Hughes and Bill Halbleib Directors. Russ introduced the new board members and welcomed Joyce Jaeger as secretary.

Secretary's Report – Ruthe Faust submitted the report for the annual meeting of The Falls of Sheridan Community Association held on February 3, 2009. It was reviewed by the Board. Motion made by Dean Hughes and 2nd by Bill Halbleib to accept the report with one correction.

Treasurer's Report - Michele Bhambri

Our accounts are as follows - Checking	\$ 3,688.21
Money Market	164,505.73
CD's	<u>123,970.00</u>
Total	\$292,163.94

Questions remained unanswered at this time, so the report will be tabled until next meeting.

Falls Hot Line – Russ reported 2 calls for the month. He explained the duties of board members regarding answering calls from residents. Dean Hughes will be in charge of the book for the month of March.

ARC – Andrea Nemeth

The board received seven applications, all were approved. They were for painting (3) construction of a pool, change of landscaping, a TV dish and replace screen porch enclosure with aluminum of same color.

Questions arose regarding residents who do not submit an application. Dan Young will request Space Coast Management to send letter advising residents to submit ARC application.

Suggestion was made that the Welcome Committee should advise new residents of ARC rules and regulations.

Committee members will remain. They are Andrea Nemeth, Chairperson, Carol Fischer, Mary Riding, Stewart Jaeger and Larry Etheridge.

Covenants/Code Violations – Dan Young reported that there were drive-thrus done on February 9 and 23. Originally there were seventy homes who received letters for mold and mildew on roofs; we are now down to seven. All have received final letters. There will be an arbitration committee set up for residents to come before the board to rectify

the violation. Our covenants state that a fine up to \$1000.00 may be levied. No new letters have gone out in January and February.

Procedure of the Management Company was explained to the new board members regarding sending of letters and time allowed to rectify a violation.

Space Coast Management has asked for action on four residents who have not complied. The board members will follow up with these residents.

Waterfall – No report.

Gate - No report. Need volunteer. Dean Hughes will look into situation.

Lakes – Russ reported that Lake Doctors said our lakes are in good condition and have remained the same.

Welcome – Pat Schaad reported she welcomed two new families to the community.

Landscaping - Ruthe Faust reported that some crotons were damaged due to frost and that she was waiting for warmer weather to plant geraniums and change colors for Spring.

Irrigation – Dave Schultz reported that our irrigation system was in proper working order. Russ will check the volunteer sign up sheet to find replacement. Volunteers are needed.

Playground – Sara Markos asked that hardware be purchased for repairs. New garbage cans are needed. Dave Schultz will purchase and will be reimbursed for the cost. Sara asked for volunteers to help with the playground activities.

Newsletter – Sherwood Smith

Newsletter prints in February, April, June, August, October and December. Articles for publication should be submitted on the 20th of the month preceding publication. No negative articles will be printed.

Electrical – Dave Schultz

New bollard lights have been installed at our gate entrance. Paint on concrete will be removed. Bollards are loosening and the contractor will be contacted to see if this can be corrected. Bill Halbleib will contact the contractor. Ruthe Faust asked for break-down on cost of bollards at our entrance.

Dave Schultz and Bill Halbleib will get new quotes for additional work to be done at west wall and center island. A quote by Dynamics Lighting, Inc. was for \$575.00. It was noted that a licensed electrician was necessary to do this work.

A quote from Dynamics Lighting, Inc. for additional electrical work at the front entrance to include flood lights, bulbs, path lights and remove existing lights and rewiring for the cost of \$3700.00. The directors deemed this not necessary and will not pursue.

Old Business

A reminder that we need volunteers for gate security, irrigation and playground. The volunteer sign up sheet will be reviewed and perhaps someone will offer to fill these positions.

New Business

Covenants revision ballots are not complete. Homeowners should be contacted and asked to complete the forms that were given out at the annual meeting. A 2/3 vote is needed to change the covenants.

Retention areas at front entrance are on a list to be checked by the county.

Security Cameras – Bill Halbleib is looking further into a system that will work for our community. Tom Riding submitted information that will be reviewed. Questions from residents asking why the need of cameras since there hasn't been significant problems to warrant this expense. Bill Halbleib and Dan Young spoke in support of installing cameras.

Residents questioned voting that took place at the annual meeting stating that it was an improper vote because proxy ballots were not counted. Voting was by show of hands. They felt that capital improvements should be discussed with residents. No decision will be made at this time. However, the budget passed and the money is in the budget for this expense.

Bill Halbleib discussed property on Linville Falls Dr. that belongs to the community. The resident has been receiving letters from the management to clean the sidewalk. It is not his responsibility. The management company will be informed and they will no longer send letters. Tru Green will be instructed to maintain lawn in the area.

Several culverts on Linville Falls Dr. and Cumberland Place need repair. Dean Hughes will contact Champion Co. for an estimate on repairs.

East Coast Fence was contacted to repair fence at entrance. They claim no problem with installation, they suggested gluing areas. Russ offered to supply glue and Dave Schultz will repair.

Attorney, Karl Bohne will be registered agent for our community association for a fee of \$35.00.

Dan Young suggested looking into other management companies, due to discrepancies and contact problems.

Due to conflicts of dates the board members had to change meeting dates. Meeting date will be changed to the first Tuesday of the month at 7:00 PM. Place to be determined.

A motion was made by Bill Halbleib and seconded by Dean Hughes to close meeting at 9:30 PM.