

**The Falls at Sheridan Community Association  
Board of Directors' Meeting Minutes  
April 14, 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, Michele Bhambri, Dean Hughes and Bill Halbleib, directors.

Secretary's Report – Joyce Jaeger submitted the report of the March 5<sup>th</sup> meeting. Motion made by Dean Hughes and 2<sup>nd</sup> by Bill Halbleib to except minutes as written.

Treasurer's Report – Elaine Bryson.

|                                       |               |
|---------------------------------------|---------------|
| Our accounts are as follows: Checking | \$ 6,020.80   |
| Money Market                          | 159,639.90    |
| CD's                                  | 123,970.00    |
| Total                                 | \$ 289,630.70 |

A motion was made by Dean Hughes and 2<sup>nd</sup> by Dan Young to accept the Treasurer's report.

Currently there are 4 foreclosure homes in our community. One homeowner dues are still left unpaid. Elaine Bryson is in process of collection at this time.

Book Manager – Dean Hughes handled 4 calls that came into the board number. Bill Halbleib will take the book for the month of April.

ARC – Carol Fischer reported for Andrea Nemeth.

The board received seven applications, all were approved. They were for painting new color (2), landscaping & trellis (2), garage door sliders, hurricane shutters and new roof.

The current five members will remain on the ARC committee.

Covenants/Code Violations – Dan Young reported that there was only one drive thru for the month of March. Space Coast Management has not been following thru and not performing as we contracted for. Since there has been a lack of response by the management company, they will be given notice to discontinue their service as of May 1, 2009. A new company will be discussed under new business.

Waterfall –Pinch A Penny has been servicing. Falls are in good condition.

Gate Security – Dean Hughes has taken over and has changed and added new names and numbers. A new phone directory will go out with the next Newsletter in June.

Lakes – Russ reported that the Lake Doctors are taking care of our lakes and they are doing well.

Welcoming – Pat Schaad – Nothing to report at this time.

Landscaping – Ruthe Faust reported that new flowers have been planted at our entrance gate. Irrigation is a problem because not all plantings are getting the proper amount of water. Tru Green will increase the area to be fertilized on Linville Falls Dr. Motion was made by Dean Hughes and 2<sup>nd</sup> by Dan Young to increase payment to Tru Green for \$93.40, for four times a year service.

Irrigation – Russ will look for a volunteer to take over this position. C&W Sprinkler Co. will be contacted to rectify problems at entrance areas.

Playground – Sara Markos – Bolts and hardware will be ordered for repair of playground equipment.

Newsletter – Sherwood Smith

Next edition of the Newsletter will be in June. All articles should be submitted to Sherwood Smith by the 20<sup>th</sup> of May.

Electrical - Bill Halbleib made repair to new bollard at entrance. Dave Schultz will follow up with any additional repairs.

Old Business

The entrance fence is in need of repair. Material has been purchased and Dave Schultz will oversee repairs. Fences that need repair will be taken care of by volunteers. Homeowners should clear debris from fences so that workers can make repairs. A notice will go out in the Newsletter reminding homeowners of their responsibility to keep foliage away from fences so that repairs can be made. Overgrown foliage has been causing damage to the fences..

Covenant Revision –

A meeting has been set for Saturday, April 18<sup>th</sup> at 9:00 AM at the playground for a question and answer period. Residents are encouraged to attend and cast their ballot. Volunteers will be needed to help in getting enough votes to make changes.

Security Cameras – discussion will be tabled at this time.

Attorney Actions for Association – Bea Vargas will serve on committee to keep the board informed as to foreclosures in the community.

## New Business

Our new meeting place and date will be the 1st Tuesday of the month at 7:00 PM at Wesley Methodist Church, 2075 Meadowlane Ave, West Melbourne. The cost will be \$50.00 per meeting.

Concrete Work - Three bids have been received for work to be done on culverts and curbs at three locations. Motion made by Bill Halbleib and 2<sup>nd</sup> by Dan Young to award the contract to Brevard Excavating for the sum of \$1080.00. Dean will check on license and insurance from Brevard Excavating.

Front Gate Bollards – Due to improper installation the bollards had to be redrilled and anchored. Further electrical work was required at entrance due to a burnt out surge protector. Additional outlets had to be rewired for the cost of \$925.00

Management Company - Dan Young has been requesting bids from various management companies to replace Space Coast Management. When all bids have been submitted he will present them to the board at the next meeting.

Procedural Issues - Discussion was held regarding posting of the agenda to the website between 5 and 7 days before meeting. ARC committee will inform board of number of applications for review.

Vendor compliance - Board members are concerned about liability for persons being employed for services. Our attorney will be contacted for questions regarding persons being paid by the association. A certificate of insurance and licensing will be requested. Foreclosures are becoming a problem due to the upkeep of lawns and landscaping.

Review of Committees – Chairpersons and volunteers will be contacted as to participation on various committees. A legal committee was appointed and Bea Vargas will be spokesperson.

Motion made by Dean Hughes and 2<sup>nd</sup> by Bill Halbleib to close meeting at 9:20 PM. Next meeting will be held on Tuesday, May 5, 2009 at 7:00 PM at Wesley United Methodist Church in West Melbourne.