

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
May 5, 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 absent.

Secretary's Report – Joyce Jaeger submitted the report of the April 14, 2009 meeting. Motion made by Bill Halbleib and seconded by Dean Hughes to accept minutes as written.

Treasurer's Report – Elaine Bryson.

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| Our accounts are as follows: Checking | \$ 2,320.11 |
| Savings | 160,708.60 |
| CD's | <u>123,970.00</u> |
| Total | \$ 286,998.71 |

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

Currently there are 5 foreclosure homes in our community. All homeowner's dues are paid. The community is owed \$4,704.92 in fees for foreclosure expenses, interest and attorney fees.

Book Manager –Bill Halbleib handled 5 calls that came into the board number. Russ Schaad will take the book for the month of May.

ARC – Carol Fischer reported for Andrea Nemeth.

The board received seven applications, all were approved. They were for painting new color (2), painting front door only (1), TV dish (1), new roof (1), fence (1), and widen driveway and enclosing existing porch (1).

Covenants/Code Violations – Dan Young reported that there were two drive thrus for the month of April, both for mold and mildew on roofs. Space Coast Management has not been following thru and not performing as we contracted for. We will be starting with a new management company after interviews are completed.

Legal Committee – Bea Vargas- Attorney notified us of one more foreclosure this month

Waterfall – Pinch a Penny – Falls are in good working condition.

Gate Security – Dean Hughes rectified issue with resident’s clicker for gate.

Lakes – Russ reported that the Lake Doctors are taking care of our lakes and they are doing well. There was an issue concerning an alligator in Conestee Lake. Trapper was notified. Russ will follow up.

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

Landscaping – Ruthe Faust - Tru-Green has been fertilizing areas of common ground. Areas listed at playground where there is nothing to be fertilized. It was suggested that Tru-Green have a representative come out to re-confirm areas to be treated. Areas at the entrance have not been watered properly, therefore newly planted flowers have not been getting enough water and have been doing poorly. It was suggested that C&W Sprinkler Co. be contacted.

A Community Work Day will be set up for the 1st or 2nd Saturday in June. Volunteers will be asked to help with weeding, transplanting and spreading mulch. More information will be available in the June Newsletter.

Irrigation – Resident Jerry Poole, with Jim Lawson as back-up, has volunteered to take care of irrigation and a meeting with the sprinkler company was suggested to rectify the problem.

Playground – Sara Markos – Requested mulch been obtained for the playground. Motion was made by Bill Halbleib and seconded by Dean Hughes to purchase 100 yards of mulch, cost not to exceed \$1200.00. Sara will get the mulch delivered and form a committee to spread mulch.

It was brought to the board’s attention that the playground equipment was in need of repair and painting. Since there is a 20 year warranty it was suggested that the equipment company be contacted for an evaluation. Dave Schultz will follow up.

Newsletter – Sherwood Smith

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

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

Old Business -

Covenant Revision – Since there was such a lack of interest at the meeting on April 18th that was set for the covenants revisions it was decided to set up a committee to canvas those who have not turned in a ballot. It is required to have 2/3 vote to make change (128), to date we have only 53 ballots turned in. It is important that we secure enough ballots to continue with the revisions.

Concrete drain work to be done next week.

Front gate electrical work has been completed. (Surge protector and new plug)

New Business

Management Company - Dan Young has been requesting bids from various management companies to replace Space Coast Management Co. After careful consideration and solicitation of 9 different companies, Advanced Property Management Co. was chosen for the cost of \$400.00 per month.

Upon attorney review the new company will start as of June 1, 2009. Dan did a thorough and concise investigation into all aspects of the new company's responsibilities. On behalf of the board Russ thanked Dan for a good report and a job well done.

Russ received requests to have enforcement policies concerning ARC applications listed in the Newsletter. He will try to get this information or changes into the next Newsletter.

There has been a reoccurring issue with brush being placed on drains at the curb. This debris causes a problem with drainage into our lakes. At present there are plaques on the concrete stating that there should be no debris placed there, this is a request from St. John's Water Management Co. which should be adhered to. Russ will contact St. John's for more information so that residents are more aware.

Motion made by Dan Young and 2nd by Dean Hughes to close meeting at 8:40PM.

Next meeting will be held on Tuesday, June 2, 2009 at 7:00 PM at Wesley United Methodist Church in West Melbourne.