

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
June 2, 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

Secretary's Report – Joyce Jaeger submitted the report of the May 5, 2009 meeting. Motion made by Bill Halbleib and seconded by Dean Hughes to accept minutes as written.

Treasurer's Report – In the absence of Elaine Bryson, Joyce Jaeger reported.

Checking	3,980.74
Savings	155,577.96
CD's	<u>123,970.00</u>
Total	\$ 283,528.70

A motion was made by Dean Hughes and 2nd by Dan Young to accept the Treasurer's report. A more detailed report was requested by Bill Halbleib, Elaine will be notified.

Book Manager – Russ Schaad had the call book for the month of May. Five calls were taken care of. Dean Hughes will have the book for the month of June.

ARC – Andrea Nemeth

Two applications were received. One for a new roof and one for landscaping, both were approved.

New ARC applications will be printed. Applications are no longer needed for same color painting of exterior of home, installation of storm panels/shutters, gutters, landscaping curbing and TV dishes.

Covenants/Code Violations - Dan Young

Russ Schaad thanked Dan for the article he placed in the June Newsletter. It was a thorough and concise explanation of what is expected of the Management Company and residents.

Advanced Management Company will start as of June 1, 2009. Seventy one violation letters have been sent out. Bill Halbleib questioned as to whether the company has the right to go on property to seek a violation. Management Company will not go on property to seek a violation, however, if violations are not corrected the BOD has the right to investigate. An introductory letter will go out to all homeowners from Advanced Management Company.

Violation letters will go to any homeowner who is now in foreclosure. The homeowner is responsible to cure violations at that time. When property is taken over by a bank said bank will then be responsible to correct violations.

An arbitration committee will be set up to address violations by Dan Young.

Legal Committee – Bea Vargas – There have been no new foreclosures. There are 5 foreclosures in our community at present.

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

Gate Security – Dean Hughes supplied information to a new resident who is renting property. They will get a clicker for the gate; the homeowner still has access.

Lakes – Lake Doctors will treat for weeds along the retention ponds. The lakes are in good condition.




Welcoming – Pat Schaad – Pat will be visiting 2 new residents in the future.

Landscaping – Ruthe Faust – Decorating was done at the gate for Memorial Day. Sunset Landscaping has not been performing work to satisfaction. Ruthe will speak with Dave White and review the contract. If not satisfied new bids will be sought.

A review of the contract with Tru-Green should be done to make clear the areas to be fertilized and also that 2 treatments include fertilization of new foxtail palms and ixora.

A workday has been set for Saturday, June 13, 2009, volunteers are needed.

Irrigation – Jerry Poole, a volunteer from our community, did a thorough inspection of our irrigation system at the entrance to the community. C&W Sprinkler Company had to replace the controller at Zone 2. Jerry repaired soaker hoses and cleared clogged lines and filters. He also replaced 6 K2's that did not function properly. Jerry will replace other sprinklers that are not functioning properly, total cost \$238.11. He had the following recommendations:

-  To replace all sprinkler heads that have not been previously replaced.
-  Soaker hoses are passed their lifespan and should be replaced.
-  A complete cleanup of shrubbery and trees should be done so that sprinklers will reach all areas.

Jerry was commended for an excellent job on the evaluation and the work he did.

Playground – Sara Markos – Thanks to Sara Markos and her committee of volunteers. One hundred yards of mulch was spread at the playground. The committee did a fast, neat and complete job.

Newsletter – Sherwood Smith – The newsletter was distributed by volunteers the last weekend of May. New articles for the newsletters should be sent to Sherwood Smith by July 20, 2009.

Electrical – Dave Schultz repaired plugs and is upgrading installation of bollards at the entranceway. Dave will set up a fence crew to clear areas of our perimeter fence. Adjoining property owners should be notified to clear their fences of debris.

Old Business –

Covenant Revision – The covenants committee is still requesting ballots to be submitted in order to get the quota needed to vote. Canvassing will be done to secure these ballots. With the help of the Board of Directors and volunteers it is hoped this task will be completed efficiently and effectively as this is a very important initiative for our community.

Concrete Drain Work – Because of delay by Brevard Excavating Company, a new start date has been set for June 5, 2009. If this work is not started by June 5, 2009 a motion was made by Bill Halbleib and seconded by Dean Hughes to contact Tanner Company to complete the work.

Lawn Maintenance – Jim Lawson has been hired to maintain lawns at 5 foreclosure properties.

Alligator – An alligator was sited in Conestee Lake but not caught by the trapper; caution around lakes should be exercised.

A motion was made by Bill Halbleib and seconded by Dean Hughes to close our meeting at 8:25 PM; our next meeting will be held on July 7, 2009 at Wesley Methodist Church.