

**The Falls of Sheridan Community Association  
Board of Directors Meeting Minutes**

August 4, 2009

Wesley United Methodist Church

The Board of Directors meeting, August 4, 2009, was called to order by President, Russ Schaad at 7:00 PM. All Directors were present. The July minutes were submitted by acting Secretary, Ruthe Faust. The Directors reviewed the minutes and no corrections were made. Dean Hughes made a motion to accept the July minutes, as submitted, and Bill Halblieb seconded the motion. The July minutes stand as approved.

The Treasurer, Elaine Bryson, reported:

Checking/Savings	\$3,281.35
Falls CD	\$123,970.00
Falls Investment	\$149,819.42

---

\$277,070.77

A question arising at last month meeting was explained by Elaine .The Accounts receivable (\$4,739.71)) is the amount owed to the Association for maintaining the foreclosure properties. These monies will be reimbursed to the Association at the time of settlement. Dan Young made a motion to accept the treasurer's report and Dean Hughes seconded it. The Treasurer's report for August was accepted.

Andrea Nemeth, Chairman of the ARC, reported that there were no applications for the month.

The Book Manager for the month was Michele Bhambri . She noted there had been (6) six messages. She was able to cure the situations by return calls. Elaine brought to the attention of the BOD's the fence/tree on her daughter's property, 763 Constee Dr. Dave Schultz will take a look at it. We have had several solicitors and again Tru Green was one of the violators. Ruthe Faust will talk to Tru Green and if it occurs once again, we will seek another vendor. We had an unhappy resident on Falls Creek Drive, who posted a sign of complaint on his palm. The book was given to Dan Young for the following month

Dan Young, code enforcement, reported the Management Company assessed the community on July 2<sup>nd</sup> and 17<sup>th</sup> and also on August 1<sup>st</sup>. There were 152 violations, some of them multiple, of which, 83 are closed. That leaves 69 to be addressed: 13 were 1<sup>st</sup> notices, 15 were 2<sup>nd</sup> notices, and 21 were notices in work. It was determined 20 needed to be addressed by the BoD that night. Bill Halbieb made a motion to send a letter of intent to fine at the end of 14 days to delinquent homeowners. Dean Hughes seconded the motion and the motion was carried. The trees, palm and shrubbery that have encroached over the sidewalks need to be addressed by the company. Ruthe Faust asked what is being done about the Associations violations. There are sidewalks on common grounds that need cleaned, as well as, Association fences. Elaine stated she wanted to have some accountability sent to her from the Management Company so that she may see the money(checks)being paid is in agreement with letters being sent. She also said she did not agree with the Management Company sending out notices to all home owners in regard to its Web-site. Russ reported that Bea Vargas, Legal Committee, had had him sign some papers in regard to liens on the foreclosed properties within the community.

Every thing at the waterfall remains in good working order.

Dean Hughes, Gate Control, said the control unit at the gate had broken thus the reason for the gate remaining open. The charge for immediate service would have been \$500.00. therefore, Dean opted to wait. When Florida Gate Control came out to correct the problem, they did take pictures showing the alignment of the gates. The gates may need to be re-mounted. Dean is also working on a new directory.

Russ reported the lakes are in good condition

Ruthe Faust requested permission to hire someone to trim the hedges at the entrance.

Sunset Landscaping is no longer doing the trimming of the common grounds.

She suggested Jerry Poole, a resident who has been doing a lot of volunteer help at the entrance. Dean Hughes made a motion to hire Jerry to do the work with the cost not to exceed more than \$375.00. Dan Young seconded the motion. The motion was passed and Ruthe will contact Jerry. She also mentioned the need to get a new contract drawn up so we may seek bids for the Landscaping. Ruthe gave Dan a diagram of the areas to be serviced and what was addressed in each of the areas .Dan Young will create a new contract. Ruthe made the request for a storage bench and produced a picture for the Directors. Dean made a motion to approve the request and Bill seconded the motion. The motion was carried.

The Irrigation system is functioning well, via Jerry Poole.

The Playground will have some repairs done to the equipment. There will not be a charge for the replacement of a coil, bolts and paint. However, there will be a charge of \$148.00 for vinyl patches to repair rust areas and \$500.00 for all the labor. A motion was made by Dan to approve the \$648.00 for repairs to the playground equipment. Bill seconded the motion and the motion was accepted.

Dave Schultz had nothing to report about any electrical problems. Dave inquired if anyone had spoken to Mr. Champion in regard to brush hogging the area behind the perimeter fence. Russ said he would be responsible to contact him

Ruthe Faust stated all ballots for the revision of the covenants had been given to canvassers and they were in the process of soliciting the residents. She said they would not be collected until sometime in September.

Under new business Russ reported Jim Larson was cutting the lawn for Norris's Property on Falls Creek Drive.

There was a discussion about the community's responsibility/ liability for pools on empty properties. A letter/E-mail will be sent to The Khu's (Potomac Dr.) concerning their unsecured property and their liability for their pool.

There was a question as to whether the Arbitration candidates had all been contacted.

Ruthe Faust said Kristen Faust had agreed to serve and she would be willing to contact the other two candidates.

The October newsletter deadline will be September 20<sup>th</sup>.

Dick O'Donnell, Web Master, said the web site should receive the agenda and the minutes so they may be posted.

Dean Hughes made a motion to adjourn the meeting and Bill Halblieb seconded the motion. Dean The August meeting of the Board of Directors was adjourned at 8:30.

Respectively submitted

Ruthe G. Faust (acting secretary)