

The Falls of Sheridan Community Association
Board of Directors Meeting Minutes
September 1, 2009
Wesley United Methodist Church

President, Russ Schaad, called the September 1st meeting of the Board of Directors to order at 7:03 PM.. All directors were present with the exception of Michele Bhambri. The August minutes were reviewed and no corrections were noted. Dan Young made a motion to accept the minutes and Bill Halblieb seconded the motion. The August minutes were accepted and stand as approved.

The Treasurer, Elaine Bryson presented the following report:

Checking	5,021.31
CD's	123,970.20
Investments	144,927.20

Total Checking/Savings 278,658.22

A motion was made to accept the Treasurer's report by Dean Hughes and seconded by Bill Halblieb. The September Treasurer's report was accepted. Elaine reported there are three vacant properties in the community. The bank has taken over the home on Shoshone and it is now with a real estate agency.

Dan Young was the book manager for the month and said there were 13 calls. All calls had been addressed and the Board discussed several of the issues. Russ will put an article in the newsletter concerning the feeding of the Sand Hill Cranes. Complaints about Sunset Lawn Care services were reviewed and action will be taken to correct the problems. The Book was given to Bill Halblieb for the next month.

Andrea Nemeth, ARC, Chairman, had 2 ARC applications:

853 Potomac Dr.	paint
703 Falls Creek	paint

Dan Young, Code Violations, reported there had been three drive-thru's, on the 1st, 14th, and 30th of August. Dan accompanied Van on the last evaluation. There were 5 complaints concerning the validity of the violation letters issued. After inquiring into the matter, VMS (data software company) had a mal function. This is being corrected and there will not be any more, intent to fine, letters sent until the situation is resolved. There will not be any charge for these letters of error. There were 96 violations noted: 43 were corrected/dropped and there are 53 still open. There were 20 letters of intent to fine (10 took action and 10 are still open) Of the 10 that are open, 3 have responded of their intent to solve the violation. Those 3 have been put on Hold. The other 7 are to have a letter of fine sent by the Treasurer. Dan made a motion to send letters commencing with the fines and Bill seconded the motion. Elaine will send out the letters of fine.

Ruthe Faust said all 3 residents selected for the Arbitration Committee were contacted and have accepted the position. There was nothing to report for the Waterfall.

Gate Security, Dean Hughes, said he had been trying to get in touch with Florida Gate to discuss the leveling of the entrance gates. Elaine suggested that he speak to Carter. Dean said the "walk out gate" had had the lock removed for repairs. He also had to up-load the gate twice. Ruthe mentioned she had some residents remark they are not able to read the directory because of the light. Dean will speak to Fl. Gate to see if there is a solution.

The Community Directory should be completed so it can be included with the October Newsletter. The Welcoming Committee (Pat Schaad) via Russ said she had visited new

residents at 816 Potomac, (Johnson) 853 Potomac, (Naughton) and 883 Shoshone (Fossman)

Russ reported that a “bloom” had developed on Lake Conestee, which is normal for this time of year. The Lake Dr. said they did not see it upon treatment of the lakes on 8/23. However, a couple residents noted that it was still there.

The Landscape Chairman, Ruthe Faust, said there had been a lighting strike on several Pine trees along the fence on Sheridan and that they should be removed. She will investigate into the tree removal and get bids. There was a discussion about the contract with Sunset Lawn Care and the maintenance of common grounds and grass cutting. It was determined to terminate his contract and Russ Schaad will send the letter. A new vendor will be selected and Dean Hughes will accept the bids. Dan Young wrote the new contract for common grounds maintenance. Russ asked that Jerry Poole cut the grass in the interim. Ruthe asked that Jerry be given the permission to treat the beds bordering Sheridan with Round-Up to kill the over growth of weeds. The Board granted the request. There was no report from the Irrigation Chairman.

Playground Chairman, Sara Markos, said all the replacement parts have been ordered and they would be shipped in 2 or 3 weeks.

There was nothing to report from the Electrical/ Handyman committee.

Under Old Business the revision of the covenants has set a deadline for December for the tabulation of the ballots. Ruthe Faust has checked with the canvassers and several have completed their territory and the results have been promising. She is encouraging the remainder to complete their job. The suggestion was made that we continue to work toward a goal of 150 votes before final tabulation.

Under New Business: Dan Young (via Management company) said the Association needed to address their common areas. Those areas are: the playground fence, our sidewalks, the entrance sign and weeds in the beds along Sheridan. The curbing (gutters) /Miami Curbs need to be cleaned. Ruthe Faust said this had been investigated years before and the cost was exorbitant. There was also the problem of how and where to get the water to do the job. She felt that each resident should be responsible for their own curbing because it is part of the all-over presentation of your home. The Board of Directors has decided to look into the possibility of this being done.

A date for the annual October Garage Sale was discussed and Diana Douty will be contacted to place the advertisement in the newspaper and the suggested date. Ruthe suggested the Bulletin Board be put up front to inform the community of the date of the sale since the October newsletter may not give residents enough time to prepare. She will contact Diana.

Russ said that Mr. Champion wanted \$90 per hour to brush hog the area around our perimeter fence. That would be based on 2 days work to clear all areas. No decision was made. Russ had attended a seminar given by The City of West Melbourne concerning growth of the community. He said it was very informative and interesting.

Dick O'Donnell, web-master, told the Board the Web site was 3 months out of date. Russ will send an up date to Dick.

Bill Halblieb made a motion at 8:30 to adjourn the meeting and Dean made a second to the motion. The next Board of Directors meeting will be held on October 6,2009.

Respectively submitted

Ruthe G. Faust (acting secretary)