

**The Falls at Sheridan Community Association  
Board of Directors' Meeting Minutes  
October 6, 2009  
West Melbourne City Hall**

Opening Remarks – Russ Schaad

Russ Schaad called the meeting to order at 7:03 PM at Wesley Methodist Church in West Melbourne. Members present were Russ Schaad, President, Dan Young, Vice President, Dean Hughes and Bill Halbleib, Michele Bhambri, directors.

Secretary's Report – Joyce Jaeger submitted the report of the September 1, 2009 meeting. Motion made by Dan Young and seconded by Dean Hughes to accept report as written.

Treasurer's Report – Elaine Bryson. Our accounts are as follows:

Checking	\$958.23
Savings	\$123,970.00
CD's	\$144,854.31
TOTAL	<u>\$269,782.54</u>

A motion was made by Bill Halbleib and seconded by Dean Hughes to accept the Treasurer's Report. The Profit and Loss Statement was submitted as per request of Bill Halbleib.

Elaine stated that legal fees for September 2009 were \$629; a total of \$2462 for year-to-date.

A home in foreclosure has been sold; there now remains 3 homes in foreclosure.

Book Manager – Bill Halbleib handled calls that came into the board number. Michele Bhambri will take the book for the month of October.

ARC – Andrea Nemeth reported that 3 applications were received; 1 for roofing, 1 for addition to driveway and 1 installation of fence. All applications were approved.

Covenants/Code Violations – Dan Young reported that drive-thru's were done on September 11 and September 30. Sixty six violation letters were sent in the month of September with 28 issues being resolved. Others will receive a second letter and time to resolve their violations. At present there are 3 Intent-To-Fine Letters and 7 Continue-To-Fine Letters. After a lengthy discussion the board agreed to contact Advanced Property Management to discuss their errors in sending violation letters, typo's in letters along with the company's inability to return phone calls and keep appointments. The board will make a decision on Intent-To-Fine Letters after consulting with Advanced Property Management. The management company will be asked to send copy of Intent-To-Fine Letters to Elaine Bryson, Treasurer. One issue (Golardi,) was checked into by Russ

Schaad. Mr. Golardi claimed he never received the management company's letter and, therefore, felt he should not have received an Intent-to-Fine Letter. Dan Young suggested we start over with Mr. Golardi.

Bill Halbleib suggested putting the graph of violations in the newsletter to make residents aware of activity and progress of the management company. Jim Lawson will continue lawn cutting service at Johnson and Norris properties.

Resident, Dave Schultz, brought the residence of 847 Potomac Drive to the attention of the board stating that the home was vacant and the pool was in disrepair and that the association may be responsible if someone were to get into the pool area. It was decided by the board that the owner was responsible and if it was offensive to other residents in the area the Board of Health should be contacted.

Legal Committee – Bea Vargas reported that 869 Shoshone Lane has been sold to R&J Jackson with a payoff check for expenses incurred during vacancy received in the amount of \$1126.57.

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

Gate Security – Dean Hughes reported that the kiosk at our front gate was almost impossible to read. Florida Door Control [FDC] was contacted to make repair. They installed a new piece of Plexiglas but to date the problem still exists. A lock has been replaced at the exit walk-gate. Dean is waiting to hear from the President of FDC regarding fixing the uneven gates at our entrance. We do not allow solicitors within our community. It is suggested that if you are contacted, get their business card and report them to the BOD contact number.

Lakes – Bloom was noted in Lake Conestee which was rectified by the Lake Doctors. All of the lakes are now in good condition.

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

Landscaping – Ruthe Faust - The Fall decoration at our entrance has been completed. A storage box has been installed. Our common area lawn service is now being done by resident Jerry Poole until all bids are received and reviewed. Thank You to Jerry Poole to a job well done. Five bids were received for removal of diseased trees. Two palms, 3 large pines and 6 small pines were removed by Sun Sate Landscaping at a cost of \$850.

Irrigation – Jerry Poole reported that everything is working properly at this time.

Playground – Sara Markos reported that repair and repainting of equipment has been completed. Thank you to Sara and Doug Markos.

Newsletter – Sherwood Smith

Next edition of the Newsletter will be in December. Items to be submitted should be sent to Sherwood by the November 20, 2009.

Electrical /General Handyman – Dave Schultz reported that repairing of fences continues. All residents are asked to clear areas of trees and brush so that repairs can be made. This work is done by volunteers and we are asking residents to help clean their own backyards so this task may be completed in a timely manner. Dave submitted an estimate of \$100 to refurbish The Falls sign at our entrance. Thanks to a donation by resident Dick O'Donnell this job will be completed. Dave repaired 1 pillar at the gate.

Covenant Revision – One hundred forty two ballots have been submitted. A date will be set for a meeting to count ballots.

Community Garage Sale will take place on October 16/17, 2009. Dave Shultz will take care of operating the gates for the proper times.

New Business – Dean Hughes received bids for landscaping and lawn cutting ranging from \$800 to \$410. A motion was made by Dan Young and seconded by Michele Bhambri to accept the bid from R&R Landscaping for \$475/month. The contract will start on October 15, 2009. Bids for pressure washing the front entrance were received. Mike Schwaab submitted a bid for \$1481 and Quality Pressure submitted for \$1750. Dave Schultz will look for volunteers to save the community this cost. A discussion was held regarding residents who trespass on property owned by those who live on our lakes. Legal reply was that the backyard of lakefront property is private property and, therefore, should not be used by residents other than the property owners. Russ Schaad met with the new City Manager, Scott Morgan, and offered an invitation for him to come to a BOD meeting in the future.

A motion was made by Dan Young and seconded by Bill Halbleib to adjourn the meeting at 9:25 PM. The next meeting will be held at Wesley United Methodist Church in West Melbourne on November 3, 2009 at 7:00 PM.