

**The Falls at Sheridan Community Association  
Board of Directors' Meeting Minutes  
November 10, 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 October 6, 2009 meeting. A motion was made by Dan Young and seconded by Dean Hughes to accept report as written.

Treasurer's Report – Elaine Bryson absent. Ruthe Faust presented report. Our accounts are as follows as of October 25, 2009:

Checking	\$ 1,848.09
Savings	\$123,970.00
CD's	<u>\$141,179.26</u>
TOTAL	<u>\$266,997.35</u>

A motion was made by Bill Halbleib and seconded by Michele Bhambri to accept the Treasurer's Report.

The 2010 Homeowners' Association Dues notices will be mailed on November 15, 2009, payable by January 1, 2010.

Book Manager –Michele Bhambri handled 10 calls that came into the board number. Russ Schaad will take the book for the month of November.

ARC – Andrea Nemeth reported that 3 applications were received; 1 for roofing, 1 for painting and 1 for addition of a small patio.

Covenants/Code Violations – Dan Young reported that 51 violation letters were sent out in the month of October. Thirteen violations have been taken care of while 38 remain open. Ten cases have received their 1<sup>st</sup> letter, 6 have received 2<sup>nd</sup> letter. Eleven are working on correcting violations which needed additional time. Violation at 709 Falls Creek Drive will be corrected and billed to owner.

A motion was made by Bill Halbleib and seconded by Dean Hughes that a letter of intent to fine be sent to 5 residents.

A motion was made by Bill Halbleib and seconded by Dan Young that a letter to begin fining be sent to 5 residents. These will be sent Certified Mail.

In order to save the community the cost of postage, the management company has been instructed to send multiple violation letters going to one address in one mailing. Because of issues concerning incorrect reports being sent, only one drive-thru was done in the month of October. We will be billed for only one drive-thru. Two drive-thrus will be completed by the 1<sup>st</sup> of December. Violations have been addressed and have dropped dramatically.

Legal Committee – Bea Vargas - No report at this time.

Waterfall – Pinch a Penny – Falls are in good working condition, however, it has been noted that at times between servicing the water level needs attention. Dean Hughes volunteered to look after this chore.

Gate Security – Dean Hughes reported that springs on the pedestrian gate and back light on kiosk have been replaced. Due to the different levels on the curbing at the exit gate the gates are out of alignment. In order to correct the problem major adjustments would have to be made. The cost would be \$500 which is not covered by our service contract. The board unanimously agreed to leave them as is.

Lakes – Lake Doctor – Russ Schaad reported that the lakes are in good condition. An alligator was reported being seen in Conestee Lake. Anyone seeing alligators should report it to Trappers.

Welcoming – Pat Schaad – No report at this time.

Landscaping – Ruthe Faust – Tru-Green will continue servicing the common grounds. Russ Schaad will sign the new contract. R&R Landscaping Co. is doing a good job at the present time. Ruthe will notify them to clear areas so that Christmas decorations can be placed. Decorating our front entrance for Christmas will take place at 9 AM on Saturday, November 28th.

Irrigation – Jerry Poole submitted a written report stating he replaced 15 sprinklers and repaired 2 underground pipes. In the future if sprinkler heads have to be replaced he will replace them with pulse sprinklers. He will keep us informed as time goes forward. Thank you to Jerry for a great job.

Playground – Sara Markos – No report at this time.

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

Electrical/General Handyman – Dave Schultz has polished “The Falls” sign at our front entrance which is a great improvement to our community. Thanks to Dave and for donation from Dick O’Donnell

## Old Business

Covenant Revision – At present 150 ballots have been collected hoping to receive more tonight. Counting of the ballots will be planned for the 2<sup>nd</sup> week in December pending arrangements for meeting. A notice will be posted at the front entrance for those who wish to be present at the counting.

Perimeter fence work will be supervised by Dave Schultz. Homeowners should notify Dave or call the board number if repairs are needed. Dave could use the help of homeowners.

Our front fence along Sheridan Road is in poor condition. Plans to repair or replace will be considered. Andrea Nemeth and Dave Schultz will look into cost.

Our community garage sale took place on October 16 & 17 and was a successful event.

## New Business

Invitation for Scott Morgan, new City Manager, to address the board and residents at a future meeting will be considered.

Letters informing residents of our Annual Meeting and election of officers will be mailed out by January 15, 2010.

It was suggested that the board acknowledge volunteers with a note of thanks and recognition. Russ will follow up.

A motion was made by Dean Hughes and seconded by Bill Halbleib to adjourn the meeting at 8:20 PM. The next meeting will be held at Wesley United Methodist Church in West Melbourne on December 1, 2009 at 7:00PM.