

The Falls at Sheridan Community Association  
Board of Directors' Meeting Minutes  
September 7, 2010

President Russ Schaad called the meeting to order at 6:58 PM at Wesley United Methodist Church in West Melbourne. Members present: Russ Schaad, President; Pete Fassman, Vice President; Elaine Bryson, Treasurer; Ruthe Faust and Tim Young, Directors. Russ welcomed the board members and residents for attending the meeting.

Evey Borysiewicz, filling in for Joyce Jaeger, submitted the minutes from the August 3, 2010 meeting. The August 3, 2010 minutes were approved with three corrections and will be submitted to Webmaster Dick O'Donnell.

Elaine Bryson, treasurer, presented her report for this month. The balance sheet, as of August 31, 2010 reflects the following:

Checking	\$ 1,673.03
CD	127,250.58
Investment	<u>161,032.43</u>
Total Checking/Savings	289,956.04
A/R	
Receivables	<u>5,494.06</u>
Total Assets	\$295,450.10

Treasurer's report for August was accepted as presented. Russ commented that so far the Association is under budget in relation to what was set aside for the year.

## COMMITTEE REPORTS

The Book Manager for August was Pete Fassman. He reported 5 messages on the hot line. Ruthe Faust will have the duty for September.

### ARC – Dave Schultz

There were four applications received this past month. The following were approved:

857 Potomac (Stewart) - 2 separate applications submitted – paint and curbing

756 Conestee (Camp) - Roof

800 Potomac (Muzzone) – Solar/roof panel

Code Violations – Russ stated that he felt that TCB was doing a nice job, driving through twice a month. He reported that there were 28 violations reported, most of which were minor in nature such as rust, mold, etc. He stated that 7 corrections have been done out of the 28 so far.

### Legal – No report – Elaine Bryson for Bea Vargas

Elaine Bryson reported that there may be or is some legal action involving the Ayala foreclosure.

**Waterfall** – Ruthe Faust reported that the drain screws are loose. She reported that Brad stated that the water would have to be shut off to the waterfall to be able to fix it.

**Gate** – Russ Schaad reported that he spoke with Dean Hughes regarding upgrade to the directory that will be included in the next newsletter. Dean Hughes reported to Russ that he replaced the ac motor on east gate and that the dc motor was replaced recently. He stated there was a wiring short that was fixed for now. There was discussion regarding the possibility that it had something to do with tearing up the street. Someone will look into seeing if additional repairs may be covered under the gate maintenance contract.

**Lakes** – Russ Schaad reported that David from The Lake Doctor continues to monitor and take care of the algae blooms in the lakes. Dave Schultz commented that the rebar is rusted between The Falls lake and the one on CIA property, so the alligator comes through. Russ stated that he will contact CIA and see what needs to be done to replace the rebar.

**Landscape** – Ruthe reported that Dave Schultz staked the Foxtail palm and Ruthe replaced the Bird of Paradise near the Ridings. Ruthe said Tru Green reported that the playground and common grounds were sprayed for fire ants on August 19<sup>th</sup>. See stated that she still has some additional planting to do.

**Irrigation** – Jerry Poole

Ruthe Faust reported that Jerry Poole has shut off water until the soil dries out.

**Playground** – Elaine reported for Robin Merz that the bill for the July 4th parade has been submitted.

**Welcoming** – Phillip and Cindy Bagwell at 790 Conestee were successfully contacted.

**Electrical** – Dave Schultz

Dave reported that he will be pulling the bollards on the east side to see what's going on with the connections. He said that he will meet with Butch to determine if a bigger box may be needed. Dave said that he thinks there is a short in the wires and he will work on finding a solution.

Elaine Bryson said that she had paid the bill for two previously installed outlet boxes.

## **OLD BUSINESS**

- **Front Electrical Plugs** – Some discussion was held regarding estimates for Christmas light connections at front entrance (4 new, 2 each side). Elaine Bryson reported that Dynamic Lighting submitted an estimate of \$700.00 for 4 waterproof outlets. Geter Done Electrical submitted an estimate of \$1100.00. Ruthe Faust said she would prefer they be on the columns. Russ Schaad suggested that they wait until next month to make a decision.
- **Fence Line and Tree Overhang** – Dave Schultz said that he will go back and take a look at the fence between Green Thumb and The Falls and see what needs to be done. Russ suggested that he wait until after hurricane season to make a decision as to how it should be taken care of.
- **Silnutzer Gazebo Issue at 771 Conestee** – with attorney. Community meeting with general population and both lawyers scheduled on Tuesday, September 17<sup>th</sup> at 10am at Wesley Church.
- **Carbonite Computer Backup** - Tim Young reported that he has set up Elaine Bryson's computer with the Drop Box system. Elaine Bryson stated that the minutes from 2000 to

present need to be scanned in as well as income tax years. She said that a list should be compiled listing all other items that the board feels should be included. Tim reported that the Quick Books file was done and suggested that newsletters, ARC applications (require scanning) and legal documents such as the Covenants be included.

- **Sidewalk Heaves** - Erv Fischer reported that Brevard Excavating filled the area with dirt only. Erv said he was concerned with safety issues. Russ said that after the water level goes down, it should be caulked. He said that he feels that the problem may be due to the way it was first put in. Russ will be in touch with Doug at Brevard Excavating regarding repairs.

## **NEW BUSINESS**

- **Foreclosures** - Elaine reported that 8 homes were in foreclosure, 3 or 4 not sold. She stated that invoices were requested for the Johnson and Garlardi properties and there is some movement on the Khuu property.
- **Street Sweeping** - Russ reported that he has turned in all of the paperwork and that we are in the City of West Melbourne's plan.
- **Annual Meeting Committee** - Erv Fischer said that he was willing to try to find another chairman. Russ asked for suggestions as to how to recruit residents for a new chairman. Ruthe Faust suggested putting something in the newsletter. A few names were suggested for contact.
- **Potholes on Shoshone and at front gates** - Pete Fassman reported that he has started a list. Locations reported were 872 and 876 Shoshone, Shoshone and Conestee towards Ayala residence, and 723 Falls Creek. Pete stated that some other areas look a little cracked. It was suggested that the roads might have to be resurfaced in about 5 years.
- **Video surveillance Camera at gate** - Some discussion was held regarding revisiting the installation of a camera at the gate. Tim Young said that the surveillance would benefit in monitoring who comes in when the gates are broken. He stated that the technology has changed and can be done for less expense than in the past. Russ Schaad suggested that a line item could be added to the budget. Ruthe Faust said she didn't feel it was necessary. Tim offered to get the old estimates from Elaine and report back next month.
- **Annual Garage Sale** - Russ reported for Diana Douty that the garage sale will be held October 15<sup>th</sup> and 16<sup>th</sup> and that she will put in an ad in the newspaper. Mark Thelen requested special permission for a yard sale in September prior to moving. He will be advised to put a sign on the gate key pad with their code for entry to sale.
- **Election Signs** - Russ Schaad stated the election signs are only permitted inside a front door or front windows; they are not allowed in the yard. He will put a notice in the newsletter.

- **Storage Unit** – Elaine Bryson reported that the community storage unit is quite crowded and motioned to approve renting a larger unit for \$15.00 additional charge per month. All approved the motion.
- **Newsletter** - Items for the October newsletter must be submitted by September 20, 2010.

Some clarifications were given regarding deadline dates for ARC applications, distribution of information of Covenant changes and rules for street parking as a result of questions from the floor. Pete Fassman also said he would like a clarification on policy regarding solicitors coming into the development, such as the ice cream truck.

The meeting was adjourned at 8:00 PM.