

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

President Russ Schaad called the meeting to order at 7:10 PM at Wesley United Methodist Church in West Melbourne. Members present: Russ Schaad, President, Pete Fassman, Vice President, Elaine Bryson, Treasurer, Ruthe Faust, Director, Tim Young, Director. Russ welcomed the board members and residents and thanked them for attending.

Secretary, Joyce Jaeger, submitted the report of the November 9, 2010 meeting. A motion was made by Elaine Bryson and seconded by Tim Young to accept the minutes as written.

Treasurer, Elaine Bryson, presented the report. Our accounts are as follows:

Checking	\$ 5,196.51
CD	127,250.58
Investment	<u>146,174.87</u>
Total	\$278,621.96

Accounts Receivable

Receivables	\$ <u>5,494.06</u>
Total Assets	\$ 284,116.02

A motion was made by Pete Fassman and seconded by Tim Young to accept the Treasurer's report.

Elaine submitted the proposed budget for the coming year which will be presented to the residents at the Annual Meeting in February. A motion was made by Pete Fassman and seconded by Tim Young to accept the proposed budget.

COMMITTEE REPORTS

ARC – Dave Schultz

There were two applications received and approved this month, both for exterior painting.
Simone at 829 Potomac Drive
Heyman at 881 Shoshone Lane

Sanders at 757 Conestee Drive will be contacted to change the color of the trim on house.

CODE VIOLATIONS – Elaine Bryson – TCB Management Company

Fifty two violations were on report. Two were new violations, fourteen have been corrected, nineteen responded and these will be corrected. Three of these homes are in foreclosure. Eleven certified mail letters were sent by the management company concerning fines. When a decision is made the arbitration committee will be available to residents for a hearing.

LEGAL COMMITTEE – Bea Vargas

No report

WATERFALL

Pinch a Penny performed the weekly service and installed a new plug. The filter may have to be replaced sometime in the near future.

GATE SECURITY – Dean Hughes

Dean informed us that he updated a new program into the system and that was the reason for the gates being opened for a short time over this past weekend.

LAKES – Russ Schaad

Lakes are in good condition as of last visit.

LANDSCAPING – Ruthe Faust

Ruthe reported that the Christmas decorations at the front entrance were completed and thanked all those who came out to help. She also reminded them that help will be needed to remove the decorations after the holidays. Tru Green will perform their regular service next week.

IRRIGATION – Jerry Poole

Jerry reported that irrigation was working properly at this time.

PLAYGROUND – Robin Merz

No report

WELCOMING - Joyce Jaeger

Joyce reported welcoming the Jackson's on Shoshone Lane, the Paxton family on Conestee Drive and Joseph Slezak and Sherrell DaSalvia on Cumberland Place.

ELECTRICAL/- Dave Schultz

Electrical plugs at front entrance have been installed by Lighthouse Electric at the cost of \$440.00.

OLD BUSINESS

The Arbitration Committee has been appointed. George Tegler, Barbara Smith, Kristen Faust, Mark Merz and Julie Silnutzer have agreed it serve on this committee.

The file back-up system has been completed. Tim Young reported that the back-up system is operational; the Quickbooks file is backed up on a regular basis. The BOD/HOA needs to identify other important files that need backing up regularly. For example, newsletters, certain legal documents, etc.

Freehill Asphalt Company will make repairs to streets.

One storm drain on Conestee Drive will need repair. Nineteen hundred square feet of sidewalk is in need of repair. These projects will be added to the new budget to come up for approval at the Annual Meeting in February 2011.

Tommy Roberson, Chairman of the Annual Meeting Committee, will receive all necessary paperwork to prepare for the annual meeting. Volunteers are needed for this committee.

There are now eight foreclosures in our community. Residence at 818 Potomac Drive has been taken over by Bank of America and they will take care of maintaining this property.

A motion was made by Elaine Bryson and seconded by Tim Young to discontinue plans for a video surveillance camera at this time.

NEW BUSINESS

Russ Schaad reminded all present that we are in need of candidates for the upcoming election in February 2011. If anyone knows of a resident who would be interested please submit a bio that can be included in the packet that will be distributed for the annual meeting. Resident, Julie Silnutzer, offered to be a candidate for election

The next due date for the Newsletter will be January 20, 2011 for the February 2011 issue. Please submit articles to Sherwood Smith.

A motion was made by Elaine Bryson and seconded by Pete Fassman to close the meeting at 7:45 PM.

The next meeting will be on January 4, 2011 at 7:00PM.