

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
January 5, 2010
West Melbourne City Hall**

Opening Remarks – Russ Schaad

Russ Schaad called the meeting to order at 7:05 PM at Wesley Methodist Church in West Melbourne. All members of the board were present: Russ Schaad, President, Dan Young, Vice President, Dean Hughes, Bill Halbleib, Michele Bhambri, Directors.

Secretary's Report – Joyce Jaeger submitted the report of the December 1, 2009 meeting. A motion was made by Bill Halbleib and seconded by Dean Hughes to accept the minutes as written.

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

Checking	\$	899.81
Savings		\$127,010.70
CD's		<u>\$135,662.08</u>
TOTAL		\$263,572.59

To date 144 homeowners have paid annual dues. There are 4 properties in foreclosure. One homeowner will pay \$250 per month on funds of \$1292.14 owed the association. A date will be set for the annual audit. A motion was made by Bill Halbleib and seconded by Dean Hughes to accept the Treasurer's Report.

Book Manager – Dean Hughes received 4 calls that came into the board number. Michele Bhambri will take the book for the month of January.

ARC – Andrea Nemeth reported that there were no applications received for the past month.

Covenants/Code Violations – Dan Young reported only 1 drive-thru was done on December 30th. He did not receive a summary sheet for the month and no intent to fine letters were mailed out. The management company has not been performing according to their contract and it was decided by the members of the board to cancel our contract. A motion was made by Dean Hughes and seconded by Bill Halbleib to send a letter of termination via US Mail certified/return receipt requested.

The empty property at 847 Potomac Drive has a pool that has not been maintained and the owner has not responded to letters asking to clean pool. Bill Halbleib will contact the Board of Health for advice as to getting the owner to rectify the issue.

Legal Committee – Bea Vargas –Property at 717 Falls Creek Drive needs to have the large ficus tree trimmed. R&R Landscaping will be asked to estimate the cost to trim.

Waterfall – Pinch a Penny – The falls are in good working condition at this time.

Gate Security – Dean Hughes reported that the gates are working properly.

Lakes – Lake Doctor – Russ Schaad reported that the lakes are in good condition.

Landscaping – Ruthe Faust reported that the Christmas decorations at the gate were removed and put into storage.

Welcome – Pat Schaad will continue to welcome new residents.

Irrigation – Jerry Poole – The irrigation system is working properly.

Playground – Sara Markos – No report at this time.

Electrical/General Handyman – Dave Schultz reported he felt that the electrical outlets at the front entrance were not adequate for the holiday decorating. Two unlit lights at the entrance gate will be replaced.

Newsletter – Sherwood Smith – The next edition of the Newsletter will be in February 2010. Items to be submitted should be sent to Sherwood by January 20, 2010.

Old Business

Covenant Revision Ballot Counting – A meeting has been set up for January 12, 2010 to count ballots that were received. Residents will be advised of meeting so they may attend.

Dave Shultz will pressure wash the entrance fence and the sidewalks at the entrance area.

Russ Schaad reported on the meeting with City Manager, Scott Morgan, on December 9, 2009. Scott reported that Sheridan Road will be resurfaced and that a turn lane will be constructed at the corner of Wickham Road and Sheridan Road to make turning safer. Construction at the intersection of Ellis Road and Wickham Road has begun.

Our Annual Meeting will take place on February 2, 2010. Committee Chairman, Erv Fischer has requested that all information be sent to him by January 8th for distribution. Audit of the Treasurer's Books will take place before the annual meeting.

Russ Schaad reported that 4 seats that will be vacant on the board. He asked for volunteers to fill these positions. He will be happy to answer any questions a candidate might have.

Our front fence along Sheridan Road is in poor condition. We will continue to get estimates and recommendations so that a presentation may be made at the annual meeting.

New Business

Dean Hughes will update the directory and it will be distributed at the annual meeting.

A motion was made by Dean Hughes and seconded by Bill Halbleib to adjourn the meeting at 8:50 PM. The next meeting will be our annual meeting and election of officers to be held at Wesley United Methodist Church in West Melbourne on February 2, 2010 at 7:00PM