

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
February 2, 2010**

The 13th Annual Board of Directors meeting of the Falls at Sheridan Homeowners' Association was called to order at 7:00 PM by Russ Schaad, President. He introduced the present board members as follows: Dan Young, Vice President, Dean Hughes, Bill Halbleib and Michele Bhambri, Directors. Joyce Jaeger, Secretary and Elaine Bryson, Treasurer were also introduced.

All residents were welcomed and informed of the year's highlights and explained the problems with the management company which forced the board to cancel the contract with Advanced Management Co. R&R Landscaping Co. was chosen to do the work at the gate and common grounds. Revision of the covenants was completed. Our community now has 4 empty homes due to foreclosures that are being maintained by the association. An in-house audit was conducted by Erv Fischer, Tommy Roberson and Dick O'Donnell. The books were found to be in order. Elaine Bryson, Treasurer, was thanked as well as the auditing committee.

The secretary's report of minutes of the previous meeting were reviewed and a motion was made by Dean Hughes and seconded by Bill Halbleib to accept the report as written.

Elaine Bryson, Treasurer presented her report. Our accounts as of 1/31/10 are as follows:

Checking	\$ 3359.47
Savings	184,748.75
CD's	127,250.58
TOTAL	\$315,,358.80

To date, 12 homeowners have not paid the annual dues, 2 are making installment payments and 7 still owe. Three homes are in foreclosure.

Our accountant is preparing the taxes for the year. The proposed budget was introduced. Russ presented the proposal to replace the fence along Sheridan Road. Various proposals were received ranging from \$42,000 to \$74,696 for construction of a concrete wall to replace the present fence which is starting to deteriorate. Discussion followed regarding how to pay for this expenditure. Residents felt they did not want a special assessment. Resident, Fred Prichard, proposed an estimate of \$2000 to paint and refurbish the existing fence. The amount of \$2000 was added to the budget for fence maintenance, making the total operating expenses \$61,067. A motion was made by Dan Young and seconded by Dean Hughes to accept the budget along with approval of residents present.

ARC – Andrea Nemeth reported there were no new applications this past month. A total of 42 applications were received this past year. Applications are no longer needed for gutters and leaders, storm shutters, TV dishes and replacing landscaping. Applications for exterior painting is necessary only if there is a color change.

Code Violations – Dan Young reported the contract with Advanced Management Co. was terminated in January 2010 due to the lack of service. He suggested the new board of directors look into finding a new management company; the present board of directors were in agreement.

Waterfall – Pinch A Penny is paid for this service and the falls are in good condition.

Gate – Dean Hughes reported the gates were working properly.

At this time, Russ Schaad asked for candidates wishing to run for election to please present themselves and give a brief resume. They were informed of the duties of a member of the board.

Russ Schaad and Elaine Bryson declared their candidacy with a written resume that was delivered to residents with the formal invitation to the annual meeting. Ruthe Faust, Tim Young, Pete Fassman and Fred Prichard announced their candidacy. There was a quorum of 74 votes. The ballots were cast and the election of Ruthe Faust, Pete Fassman and Fred Prichard were announced.

Lakes – Russ Schaad reported the Lake Doctors found everything okay with the lakes.

Landscaping – Ruthe Faust stated that diseased pine trees were removed along Sheridan Road. The plants that were damaged due to frost will not be touched until sometime in March hoping they can be saved. A mulch date will be set for some time in June; she asked for volunteers to help. Christmas decorating was done the weekend after Thanksgiving and volunteers were thanked for their help. Resident Jerry Poole trimmed and mowed the common grounds in the interim before R&R Landscaping was hired. Ruthe needs volunteers to help on the landscaping committee and asked volunteers to sign the volunteer sheet that was being circulated.

Irrigation – Jerry Poole reported he repaired a leak at the front area.

Playground – Sara Markos thanked volunteers who helped mulch at the playground in June. The playground equipment which was under warranty was repaired. She suggested that some of the equipment needed to be power washed. Sara will retire from this chairmanship and asked for those interested to contact her and/or sign the volunteer sheet.

Newsletter – Sherwood Smith submitted his yearly report which Fred Prichard read to the residents. In his report Sherwood thanked Ruthe Faust for her continued support and to those who submitted articles for publication. He also thanked the volunteers who distribute the Newsletter. Sherwood was thanked for his continued efforts and his dedication to the community.

Electrical and General Maintenance – Dave Schultz reported that everything was in working order. He stated that the front entrance could use additional electrical outlets to allow for easier decorating at Christmastime. Dave power washed the fence and sidewalks at the front entrance,

Website – Dick O’Donnell will continue to serve as webmaster. He asked that Russ Schaad submit approved minutes of previous meetings to add to our website.

Book Manager – Michele Bhambri reported that 13 calls were received this month.

Old Business – Covenant ballots were completed with a total of 160 responses. The necessary paperwork will now go to the lawyers and then to the State of Florida for acceptance and completion. A new set of revisions will then be attached to our covenants booklet and new booklets will be printed. All revisions were passed except for installation of metal roofs, pavers for sidewalks and driveways, time for garbage/yard waste disposal at curb and overnight parking in the streets.

New Business – Russ Schaad discussed the change of association dues due date to change from January 1 to March 1. All those in favor were asked to sign the acceptance sheet, 128 votes are needed to make this change.

Russ congratulated the new board members on their election. (Russ Schaad, Elaine Bryson, Ruthe Faust, Fred Prichard and Pete Fassman). A new president and vice president will be chosen by them within 10 days.

With nothing further, a motion was made by Dan Young and seconded by Dean Hughes to adjourn the meeting at 8:20 PM.

Our next regular meeting will be held on March 2, 2010 at 7:00PM at Wesley United Methodist Church in West Melbourne, Florida.