

**The Falls at Sheridan Community Association
Board of Directors' Meeting Minutes
December 6, 2011**

President Russ Schaad called the meeting to order at 7:10PM at the Wesley United Methodist Church in West Melbourne. Members present: Russ Schaad – President, Pete Fassman – Vice President, Elaine Bryson – Treasurer, Sandra McCreight – Secretary, and Dave Schultz – Director.

Secretary, Sandra McCreight, submitted the report of the November 1, 2011 meeting. A motion was made by Dave Schultz and seconded by Elaine Bryson, to accept the minutes as written.

The Treasurer's report was presented by Elaine Bryson. Our accounting, as of December 5, 2011, is as follows:

Checking	\$ 4,640.95
CD	128,732.97
Investment	154,082.83
Total	<u>\$287,456.75</u>
Receivables	5,431.45
Total Assets	<u>\$292,888.20</u>

Accounting of Homeowners' dues paid, as of November 1, 2011:

- 189 – Paid
- 3 in Foreclosure
- 1 Late
- 1 Bank maintained

Liens have been placed on the properties owned by Thompkins, Morse and Norris.

The proposed Budget for 2012 was reviewed. The following changes were noted: an increase of \$500 to Security FDC Maintenance due to the additional expense of a telephone landline necessary for gate maintenance, an increase of \$50 for a larger storage unit and a decrease of \$400 in income tax on interest earned. It was noted that the Association performed under Budget for 2011. Discussion was had regarding the allocation of funds for "Incidental Expenditures". Also noted was the anticipated increase in income, due to the increase in HOA fees increase for 2012.

A motion was made by Sandra McCreight to accept the Treasurer's Report and seconded by Dave Schultz.

COMMITTEE REPORTS:

The Book Manager responsibility for Falls Hot Line, month of November 2011 was Russ Schaad. There were 12 messages retrieved regarding fence repair in response to "The Board At Work" Newsletter insert, ARC process to paint a house and a Lawn Maintenance bid.

The Operator for the month of December 2011 will be Dave Schultz.

ARC – George Tegeler

There were 9 ARC applications submitted, eight which were approved, one rejected:

743 Conestee Drive	- Exterior Paint	- Approved
746 Conestee Drive	- Exterior Paint	- Approved
759 Conestee Drive	- Exterior Paint	- Approved
781 Conestee Drive	- Exterior Paint	- Approved
793 Conestee Drive	- Concrete Paint	- Approved
809 Potomac Drive	- Exterior Paint	- Approved
847 Potomac Drive	- Exterior Paint	- Approved
718 Falls Creek Drive	- Exterior Paint	- Approved
712 Falls Creek Drive	- Mailbox Post	- Rejected

LEGAL COMMITTEE – Bea Vargas

No report.

ARBITRATION COMMITTEE –

No report

CODE VIOLATIONS – Elaine Bryson – TCB Management Company

There was a drive through by the Management Company on December 5, 2011.

Twenty-two violations are reported with:

5 first notices sent, 9 second notices sent, 9 violations corrected, 1 certified letter sent and 3 properties in foreclosure.

The violation at 725 Falls Creek Drive remains uncured. Protocol will be followed, but it is anticipated that legal action will be required.

WATERFALL – Pinch-A-Penny

No report

ELECTRICAL – Dave Schultz

There has been no response from FP&L regarding the street lights.

Lighthouse Electric was called for repair of outlets at the front gate.

GATE SECURITY –Dean Hughes

A Committee was formed, spearheaded by Sandra McCreight, to commence with the purging of redundant Gate Codes. This project will be addressed in the next publication of the Newsletter. A Data Collection form will be included in the 2012 Ballot requesting verification of Gate Codes for current residents and vendors. Included in this request will be notification of a future due date requirement for verification of information in an attempt to avoid denial of access to the Community, as all non-verified Codes will be eliminated.

The Kiosk Keypad has been repaired.

LAKES – Russ Schaad

No report

IRRIGATION – Jerry Poole

No report

PLAYGROUND - Robin Merz

Discussion is had regarding the future repair or replacement of playground equipment, as it is noted that some equipment could present safety issues.

LANDSCAPING – Ruthe Faust

Christmas decorations are currently being displayed.

The contract with True Green was renewed.

WELCOMING – Joyce Jaeger

No report

FENCE REPAIR – Dave Schultz

Dave Schultz will continue to make needed repairs to the perimeter fence through January 2012. The Board will continue efforts to acquire a third party vendor to make general/fence repairs.

NEWSLETTER – Sherwood Smith/Ruthe Faust

Newsletter articles, including candidates' bios for the upcoming election, are due by December 28, 2011 for publication in the January 2012 edition.

NEW BUSINESS –

Bill Halblieb, from the floor, suggests that the Board educate Homeowners regarding the ARC application process. The Board of Directors will consider an insert into the Newsletter at a future date.

OLD BUSINESS:

Russ Schaad discusses the need to encourage others to become Candidates for election to the Board of Directors in 2012 and the ongoing need for Community Volunteers. A number of strategies were discussed. Information will be published in the Community Newsletter.

Freehill Asphalt has recommended repair of specific roads within the community. Their opinion is that the entire Community does not need new roads, and may not for 10 years, but there are a few roads that should be attended to in order to avoid extensive repair of these specific roads in the near future. Freehill also estimated that the replacement of roads in the entire Community would be approximately \$225,000.

Discussion was had regarding trimming of trees which shroud street lights. Letters will be sent to homeowners advising of the need to trim trees.

A motion was made by Sandra McCreight and seconded by Dave Schultz to close the meeting at 8:30PM.