

# UNAPPROVED MINUTES

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FALLING WATERS II CONDOMINIUM ASSOCIATION

C/O TPPM, LLC.

P.O. BOX 1174

NAPLES, FLORIDA 34106

**MINUTES**

**BOARD OF DIRECTORS MEETING**

**TUESDAY, MARCH 1, 2016**

*The Board of Directors of Falling Waters II Condominium Association met on Tuesday, March 1, 2016 at 10:00 A.M. at the Falling Waters Recreation Club House, Naples, Florida.*

*The meeting was called to order at 10:00 A.M. by President Schwammle followed by roll call of the Board of Directors. Present were President Kurt Schwammle, Vice President Jackie Voss, Secretary/Treasurer Paul Rundstedler, Director Rose Zalecki and Director Barbara Blum. Also present as Dona Quigley of Turning Point Property Management.*

*Secretary Zalecki moved to waive the reading of the minutes of the previous meeting and to accept them as written. Director Blum seconded, all in favor. Motion carried.*

*Treasurer's Report:*

*Treasurer Rundstedler reported that the Association was in a very good financial state.*

*Up-Date Master Association:*

- 1. The Master Association is considering obtaining a legal opinion as it relates to the master boundaries and the responsibility of each Association boarding getting the boundaries.*
- 2. The majority of the Master Board is in favor of getting clarification of the Condominium Documents in regards to Master Association and individual Associations responsibility.*
- 3. The Master Board is considering borrowing approximately \$2,000,000.00 to upgrade the pool, build a new Member Center and tear down the existing one, enlarge the bocci ball court and add a pickleball court, and to expand the clubhouse.*

*Committee Report:*

*Chairperson Mary Cox reported that the lawn care committee developed a lawn care plan for the Association grounds beginning along Hidden Lake drive. Mary further reported that they received an estimate for the project from the lawn care company for \$4,628.00. Discussion ensued.*

*Treasurer Rundstedler moved to approve the expenditure, not to exceed \$4,628.00. Director Blum seconded, all in favor. Motion carried.*

*Old Business:*

*Roof Leaks - - President Schwammle stated that the roofs are leaking and that he does not feel that Norm Hinspeter is honoring the warrantee and moved to send Hinspeter Roofing Inc. a certified letter giving him 30 days to repair the roofs or the Association will seek legal action. Director Blum seconded, all in favor. Motion carried.*

*Painting Stair Wells: Bob Backus presented three proposals from Old Naples, Hanson Painting, and Collier Painting. Further investigation is needed. No action taken.*

*Vice President Voss moved to paint all the stairs at the same time. Director Zalecki seconded, all in favor.*

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*Dryer Vent Cleaning - - Vice President Voss presented three proposals from Royal Duct Co, Southwest Cleaning and Lint Out Dryer Vent Cleaning. Discussion ensued. Vice President Voss moved to accept Lint Out proposal. Director Zalecki seconded, all in favor. Motion carried.*

*Valve Change: Tabled*

*Management Company Responsibility - - Vice President Voss stated that she and the Manager were both soliciting proposals and wanted to know why.*

*Mary Cox Letter - - Discussion ensued.*

*There being no further business, Vice President Voss moved to adjourn.*

*Meeting adjourned at 12:40 P.M.*

*Respectfully submitted,  
Dona Quigley  
Mgr for the Board*