

Rosewood of Falling Waters, Inc.

C/O Turning Point Property Management, LLC

P.O. Box 1174

Naples, Florida 34106

Minutes

Board of Directors Meeting

Friday, March 25, 2016

The Board of Directors of Rosewood of Falling Waters Condominium Association met Friday, March 25, 2016 at 10:00 A.M., at the Falling Waters Recreation Clubhouse, Hidden Lake Drive, Naples, Florida.

The Meeting was called to order at 10:00 A.M. by President Ron DiFabio followed by roll call of the Board of Directors. Present were President Ron DiFabio, Vice President/Treasurer Rich Zitani, Director Joyce Jakubowski, Secretary Roe Pellegrino on speaker phone and Director/Sargent in Abs Marty Sinco. Also present was Dona Quigley of Turning Point Property Management, LLC.

President DiFabio moved to waive the reading of the minutes of the previous meeting and to read them at the next Board Meeting. Director Sinco seconded, all in favor, motion carried.

Treasurer's Report:

No Report.

Committee Report:

No Report.

President DiFabio stated that twelve of the sixteen buildings were re-roofed and that there were four buildings and all of the carports left to do. President DiFabio further stated that a committee was formed to obtain bids and information for the Board all of which will be posted on the web.

President DiFabio reported that the well at 1665 Windy Pines Drive which waters the Master Association property along the Boulevard, all of the burms and a small portion of Rosewood property needs a bladder and a new pump at a cost of approximately \$11,400.00.

President DiFabio stated that the Master Board should have the attorneys, opinion letter regarding the Master Association's responsibility as it relates to the burms, fences and wells.

Master Association Issues:

President DiFabio stated that the Master Board obtained three proposals for the operation of the pool, including cleaning, adding chemicals, vacuuming, changing the filters and janitorial. Only one of the three proposals includes the management of the pool employees, however, President DiFabio feels that, that portion of the proposal needs to be revised, as it seems to duplicate some of the services provided in the janitorial and

the employee hours portion of the contract. The total cost, as presented, is approximately \$130,000 - \$140,000 per year. Discussion ensued. Director Sinco moved to accept, conditioned upon specific changes in cost such as stipulation of cost per hour as it relates to the pool staff, hourly rate for repairs made and a thirty (30) day cancelation clause. Secretary Pellegrino seconded, all in favor. Motion carried.

President DiFabio stated that the Master Association's Safety Committee will present an expenditure of \$3,400.00 to test a Bay Electric Fixture on the first light post just past the gate house on Falling Waters Boulevard.

Vice President Zitani requested that a review of rental polices and the lawn at building 1700 be on the agenda for the next Board Meeting.

*There being no further business Vice President Zitani moved to adjourn.
Meeting adjourned at 12:02 P.M.*

*Respectively submitted,
Dona Quigley, Manager*

Residents of Rosewood of Falling Waters request that the Master Association add planting along the newly installed fence along Windy Pines Drive.