

Rosewood of Falling Waters, Inc.

C/O Turning Point Property Management, LLC

P.O. Box 1174

Naples, Florida 34106

Minutes

Board of Directors Meeting

Monday, April 25, 2016

The Board of Directors of Rosewood of Falling Waters Condominium Association met Monday, April, 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 and Director/Sargent in Arms Marty Sinco. Also present was Dona Quigley of Turning Point Property Manage

Secretary Pellegrino read the minutes of the previous meeting. Vice President Zitani moved to accept them as read. Treasurer Jakubowski seconded, all in favor, motion carried.

Treasurer's Report:

Treasurer Zitani gave the treasurers report

Committee Reports:

No Report

Privatization of Pool Operation: President DiFabio stated that at the last Master Association Meeting, he motioned to have the Master Association Manager meet with Tri City Pools and Clear Water Pools to negotiate an agreement not to exceed \$93,000.00 including taking over the management of the pool employees. President DiFabio further stated that both companies submitted a second proposal and that Tri City Pools reduced their contract from \$118,000.00 to \$98,000.00 with staff coverage from 7:30 A.M. to 12:00 P.M. Clear Water Pools proposal of \$95,000.00 includes the staffing of the pool from 7:30 A.M. to sunset every day. Both proposals contain a 60 day cancelation clause. The difference between the two proposals is a lack of pool coverage of approximately seven hours per day. President DiFabio recommended that Rosewood Board approve Clear Water Pools proposal. Discussion ensued. Director Jakubowski moved to approve Clear Water Pools proposal. Director Sinco seconded, all in favor. Motion carried.

Rental/Guest With out Owner in Residence: Discussion ensued. President DiFabio suggested that the Manager contact the Association Attorney to inquire what restrictions can be placed on rental/guest when owners are not in residence based upon the Association Documents.

Delinquent Assessments: President DiFabio stated that the Board should follow the collection policy. All delinquent owners should receive a letter stating that their bar codes and proximity cards will be suspended at the next Board Meeting if payment is not received by then.

Roof Funding: President DiFabio stated that he keeps putting this on the agenda and will continue to do so because he feels it needs to be addressed. President DiFabio stated that at the last meeting he projected that the cost to replace the remaining four buildings and all of the carports is approximately \$527,881.00 which leaves a shortfall of approximately \$200,000.00.

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

Meeting adjourned at 11:13 A.M.

*Respectively submitted,
Dona Quigley, Manager*