

FALLING WATERS MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 22, 2016
MINUTES

A meeting of the Board of Directors of the Falling Waters Master Association Board of Directors was held on November 22, 2016 at the Falling Waters Clubhouse, Naples, FL. Directors present were Carol Connolly, Toni Mazur, Ron DiFabio, Tom Skonie, Kurt Schwammle, Jim Winchester representing Magnolia Cove, Barbara Bell representing Jasmine Court, Genesta Vokovich, and Ed Chevalier representing Water Crest. Also present was Verna Lutz of Sandcastle Community Management.

The meeting was called to order at 10:00 am. It was determined that a quorum was present and proof of due notice was accepted. Mr. Schwammle announced that he is audio recording today's meeting. A motion was made by Mr. Mazur to approve the minutes of the October 25, 2016 board meeting as presented; Mr. Winchester seconded the motion and all voted in favor. A motion was made by Mr. DiFabio to approve the minutes of the November 11, 2016 minutes as presented; Mr. Mazur seconded the motion and all voted in favor.

REPORT OF OFFICERS:

- Ms. Connolly provided the presidents' report outlining the FDOT project on Davis Blvd. She provided an overview of some of the new communities opening nearby.
- Mr. Schwammle provided the treasurer's report stating that overall the association is on budget. He reviewed the October balance sheet and are forecast to close year as expected.

COMMITTEE REPORTS:

- Safety Committee: Mr. Burgbacher outlined the Blvd. light project; several bids were obtained. The test light installed by Bay Electric has been very positive with very good illumination. The safety committee recommends that the board proceed with the proposal provided by Bay Electric to install the remainder of lights as determined. Mr. DiFabio made a motion to accept the proposal from Bay Electric in the amount of \$21,700; Ms. Vokovich seconded the motion and all voted in favor.
- Pool Committee: Ms. DiFabio explained the current situation with the new pool furniture order. Mr. DiFabio made a motion to ratify the board decision to accept the new proposal for commercial grade furniture; Mr. Mazur seconded the motion and all voted in favor.
- On Site and Off Site Committee: Ms. Sinco and Ms. Pellegrino presented their reports.

NEW BUSINESS:

- 2017 Budget Adoption: Mr. Mazur made a motion to adopt the 2017 budget as presented; Mr. Skonie seconded the motion and all voted in favor.
- Becker and Poliakoff Report: Mr. DiFabio made a motion to accept the report as presented; Mr. Mazur seconded the motion. Discussion followed. Mr. DiFabio moved the question; Mr. Mazur seconded the motion to move the question. Five voted in favor and four opposed moving the question; the motion succeeds. The vote to accept the report is as follows:
 - Ms. Connolly voted in favor
 - Mr. Mazur voted in favor
 - Mr. Winchester voted in favor
 - Mr. Skonie voted in favor
 - Ms. Vokovich voted in opposition
 - Mr. DiFabio voted in favor
 - Mr. Schwammle voted in opposition
 - Mr. Chevalier voted in opposition
 - Ms. Bell voted in oppositionThis measure passes with a vote of 5 in favor and 4 opposed.
- Pool Engineering Recommendation and Vote: Ms. Connolly introduced the committee and explained the procedure and recommendation. Ms. Vokovich made a motion to accept the engineering proposal from Velocity Engineering; Mr. Skonie seconded the motion and all voted in favor.
- Water Consumption: Mr. Schwammle offered commentary on water usage and control. Mr. Schwammle made a motion to buy and install a meter and he will read it every 2 weeks. Mr. DiFabio seconded the motion and all voted in favor.

ADJOURNMENT: With no further business to discuss, a motion was made and seconded to adjourn meeting at 11:46 a.m.; all voted in favor.

Respectfully Submitted,

Verna Lutz

Verna Lutz, CAM
Sandcastle Community Management