

**FALLING WATERS MASTER ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 28, 2017**  
**MINUTES**

A meeting of the Board of Directors of the Falling Waters Master Association Board of Directors was held on March 28, 2017 at the Falling Waters Clubhouse, Naples, FL. Directors present were Carol Connolly, Toni Mazur, Ron DiFabio, Janice Schienke, Ray Picone representing Amelia Lake, Kurt Schwammle, Carol Manning, Bob Kronyak, and Genesta Vokovich. 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 the meeting. A motion was made by Mr. Mazur to approve the minutes of the February 28, 2017 board meeting as presented; Mr. DiFabio seconded the motion and all voted in favor.

**REPORT OF OFFICERS:**

- Ms. Connolly provided the report highlighting improved street lights, completed pool engineering report and she thanked everyone for their support.
- Mr. Remyn provided the treasurer's report as of February 28, 2017 including an overview of the income and expenses year to date.

**COMMITTEE REPORTS:**

- On Site and Off Site Committee: Ms. Sinco and Ms. Pellegrino presented their reports.
- Pool: Mr. George Ott discussed the deck furniture stating that estimates are being collected.
- Landscape Committee: Ms. Joanna Umbro presented an overview of completed and future projects. Further she opened the discussion for ideas on refurbishment of the park area.

**NEW BUSINESS:**

- Ideas for the Park: Ms. Schienke suggested several projects including refurbishment of the putting green, horseshoe stations, walkway, pickle ball and the addition of benches and tables. She requested that these items be considered for the 2018 budget however due to the potential trip hazard, it was determined that bids would be received to repair the sidewalk in the park area.
- Sealcoating for Magnolia Lane, Hidden Lake Court, Magnolia Lane and Bayou Lane: Ms. Connolly offered commentary on the need for the asphalt work; she made a motion to proceed with the sealcoating bid provided by Bain Sealcoating. Ms. Manning seconded the motion. Discussion followed. The vote was as follows:

Ms. Connolly voted in favor	Mr. Mazur voted in favor	Mr. Kronyak was opposed
Ms. Manning voted in favor	Mr. Picone voted in favor	Mr. Schwammle was opposed
Mr. DiFabio voted in favor	Ms. Vokovich was opposed	Ms. Schienke abstained

This measure passed.
- Security Issues/ Davis Blvd. Berm: Mr. Mazur shared concerns about foot traffic coming into the community over the open berm along Davis Blvd. He requested the safety committee investigate solutions with the assistance of impacted owners.
- Trees on Berm behind Jasmine Court: Mr. Kronyak stated that the overgrown trees on the berm are creating a safety hazard with the buildings. Mr. DiFabio made a motion that the landscape committee develop a policy for trimming trees on association property. Mr. Mazur seconded the motion and all voted in favor.

**UNFINISHED BUSINESS:**

- Clarification of 5.3: Ms. Schienke asked on behalf of FW1, FW2, Jasmine Court and Water Crest, why section 5.3 of the Falling Waters Declaration is not being considered by the Becker & Polikoff report. Mr. Mazur made a motion to convene this discussion to executive session with the association's attorney and ask Ms. Connolly to seek available dates from Ms. Horan for a meeting; Mr. DiFabio seconded the motion. Discussion followed. All voted in favor except for Mr. Picone who had to leave the meeting for another engagement.
- Tabled Motion: Ms. Connolly made a motion to un-table the motion tabled at the last board meeting; Mr. DiFabio seconded the motion and all present voted in favor. Ms. Connolly amended the following motion, that the Falling Waters president and Mr. Skonie shall commission the services of an appropriate surveyor to survey the boundary lines between Amelia Lake and the Falling Waters Preserve and provide permanent stakes for identification. Mr. DiFabio seconded the motion. The vote was as follows:

Mr. Mazur voted in favor	Mr. DiFabio voted in favor	Ms. Schienke abstained
Ms. Manning voted in favor	Mr. Kronyak was opposed	Ms. Vokovich abstained
Ms. Connolly voted in favor	Mr. Schwammle was opposed	

This measure did not pass.

**ADJOURNMENT:** With no further business to discuss, a motion was made and seconded to adjourn meeting at 12:07 p.m.; all voted in favor.

Respectfully Submitted,

*Verna Lutz*

Verna Lutz, CAM  
Sandcastle Community Management