
FALLING WATERS II CONDOMINIUM ASSOCIATION
C/O TPPM, LLC.
P.O. BOX 1174
NAPLES, FLORIDA 34106
MINUTES
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 7, 2017

The Board of Directors of Falling Waters II Condominium Association met on Tuesday, March 7, 2017 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 Rose Zalecki, Director Dick Comport, Director Clancy Asche, Bob Mangino and acting Secretary/Treasurer Paul Rundstedler. 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 Comport seconded, all in favor. Motion carried.

Treasurer's Report:

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

Committee Report:

Vice President Zalecki reported that she and Phil Shea removed the dead plants and planted over forty plants along the perimeter. They will be working on the backside of the buildings and hopefully finish the project before Phil leaves in May. The committee will not be installing mulch.

Old Business:

President Schwammle gave an update of the old business issues:

- 1. The dead trees were removed last week.*
- 2. Comcast renewal contract will take effect July 1, 2017 and new cable boxes will be issued to unit owners. It is the responsibility of the unit owner to replace their existing boxes with the new high definition boxes.*
- 3. The Board is continuing their search for a handyman to work exclusively for Falling Waters II.*

Address numbers for mail boxes - - Vice President Zalecki stated that she is looking for the right type and size numbers to attach to each mail box.

Master Association Legal Issues - - President Schwammle explained the legal issues regarding the lakes and five members of the Master Association's willingness to adapt second legal opinion which gives the responsibility of the lakes to the Master. The opinion does not address section 3.5 of the Condominium Documents. Discussion ensued. President Schwammle moved to allocate \$3,000.00 legal fee to challenge the Master's decision. Director Comport seconded, all in favor. Motion carried.

Carport Lights - - Director Comport recommended purchasing 89 light fixtures from the company that was considered at the last Board meeting, at a cost of \$89.00 per light. President Schwammle move to

purchase the light fixtures not to exceed \$4,500.00. Director Comport seconded, all in favor. Motion carried.

Stahlman England - - Director Ashe stated that Stahlman services the well/irrigation system four times a year. There are no major issues however the filter at the bottom of the lake needs to be monitor to ensure that it is working properly and there are a few minor issues with the irrigation heads. Director Ashe is working closely with Stahlman.

Paver Maintenance - - President Schammle announced that the Board is looking for volunteers to spread the sand over the pavers that were repaired.

Open Lanai Restoration - - Director Comport stated that he has on proposal and is waiting for other two.

Roof cleaning - - President Schammle moved to contact A to Z one last time and, if we don't receive a response, send the information to the Association Attorney. Director Comport seconded, all in favor. Motion carried.

Drainage problems/French drain installation - - President Schammle stated that he has been clearing the drains and that there are some areas that may need a French drain installed.

Action Item Log and Maintenance Log - - Director Ashe gave a review of the items that were completed and those items slated for repairs.

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

Meeting adjourned at 11:17 A.M.

*Respectfully submitted,
Dona Quigley, Mgr. for the Board*