

FALLING WATERS II CONDOMINIUM ASSOCIATION
C/O TPPM, LLC.
P.O. BOX 1174
NAPLES, FLORIDA 34106
MINUTES
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 4, 2017

The Board of Directors of Falling Waters II Condominium Association met on Tuesday, April 4, 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 Zelecki, Director Dick Comport, Director Clancy Ashe, Director Bob Mangino on speaker phone and acting Secretary/Treasurer Paul Rundstedler. Also present was Dona Quigley of Turning Point Property Management.

Director Comport moved to amend the previous minutes from \$95 per light to \$29.00 per light and to accept them as written. Director Ashe seconded, all in favor. Motion carried.

Treasurer's Report:

Treasurer Rundstedler gave the Treasurer's report.

Master Association Issues -- President Schwammle stated that the Master Board will meet with Becker and Polikoff on Thursday to discuss the lake issue.

Insurance -- Paul Rundstedler stated that the Association insurance was renewed with an approximate 10% reduction in insurance expense.

Roof Cleaning -- The Board will pursue the roof cleaning issue in the fall.

Water Consumption -- The Board is reading the water meters for the units to ensure that the unusual rise in water consumption is not an undetected leak in one of the units. President Schwammle asked the unit owners to be sure to turn off the water to their unit before leaving for the summer months.

Rules and Regulations -- President Schwammle stated that the Board wanted to clarify the rule regarding maintenance responsibility. Discussion ensued. Kurt moved to change the wording to read exterior maintenance is the responsibility of the Association; unit owners shall not take on this responsibility without consent from the Board of Directors or Property Manager and should report problems to the Board of Directors or Property Manager. Vice President Zelecki seconded, all in favor. Motion carried.

Property Management -- President Schwammle announced that Dona Quigley resigned from her position as property manager and will be leaving to pursue a career in real estate. The Board will meet on Friday with Guardian Property Management to finalize their contract.

Lanai Painting -- Director Comport stated that he was waiting for one more proposal.

Stahlman Proposal -- Director Ashe presented a proposal from Stahlman to raise the float at the bottom of the lake at a cost of \$1,250.00. Discussion ensued. Director Ashe moved to accept the proposal. Vice President Zelecki seconded, all in favor. Motion seconded.

Change To Landscaping Around Orchid Falls Stone Sign -- The Master Association will be adding plants around the sign and they have asked that the Falling Water Board add irrigation in the area.

Action Item Log -- Director Ashe updated the log.

Maintenance Item Log -- Director Ashe updated the Maintenance log

There being no further business, Director Ashe moved to adjourn at 12:04 P.M.

*Respectfully submitted,
Dona Quigley, Manager*