

NOTICE OF SPECIAL BOARD OF DIRECTORS' MEETING  
FALLING WATERS MASTER ASSOCIATION, INC.

TO ALL MEMBERS:

On **March 1, 2019, at 10:00 A.M.** at Falling Water Master Association, Inc. located at 7200 Falling Waters Boulevard, a Meeting of **the Board of Directors of Falling Waters Master Association, Inc.** will be held for the purpose of the levy of a special assessment in accordance with Section 6.3.

- 1) Certifying Quorum – Call to Order
- 2) Proof of Notice of Meeting
- 3) Report of Officers
- 4) Committee Reports
- 5) New Business

A. Elect Officers

B. Special Assessment

Adopt a special assessment in the amount of \$2,043,318.00 to fund the pool renovation. Each unit owner is assessed \$2600.00 which may be paid in a single payment due on April 1, 2019 OR in 4 equal installments of \$650.00 per year due on April 1, 2019; April 1, 2020; April 1, 2021, and April 1, 2022.

C. Pool Renovation

D. Retention Pond Aeration and Grass Carp Stocking

- 6) Adjournment

All members are invited to attend.

Dated: February 14, 2019

BY ORDER OF THE BOARD OF DIRECTORS

\_\_\_\_\_, Property Manager

**This notice has been mailed to all Unit Owners at least fourteen (14) days in advance of the meeting referred to above and has been posted for fourteen (14) continuous days in advance of such meeting in a conspicuous location on the Condominium Property.**

The Falling Waters Pool Renovation project includes the following but is not limited to:

Category	Description	Price
Demolition	Equipment room, drain pool, demo expansion joints, remove landscape for filter yard, remove gutter & step cap tile, dumpster, equipment and labor	Subtotal \$ 48,320
Equipment Room Restoration & Equipment	Plumbing/labor, Electrical/labor, install new equipment pad, install new collector tank, Ozone equipment, Recirculation pumps with strainer, Water Feature, Sand Filter & Valve, Geo-Thermal Heat Pumps with Titanium Heat Exchangers, 48" fence with 1 gate surrounding filter yard, exhaust fans	Subtotal \$778,816
Pool Restoration	Install: new expansion joints & steps, Retile gutter & step tile, Handrails, Install ADA Lift, Prep pool & replace White Goods, Replace pool lights with LEDs, Plaster Pool/labor & materials, Refill Pool, Chemical & Start Up, Replace ladders	Subtotal \$691,179
Miscellaneous	Replace perimeter fence, concrete restoration of equipment room structure, Re-slope and Recoat existing Room Structure, Rooftop Electrical, Install New Scupper and Downspouts, Flagstone Wet Deck Repairs, Replace Water Feature Lights, Replace Pool Deck Tri-Lamp Lights Acid Wash Water Features( Main Feature and Center Island), Doors & Louvers, Landscaping, Painting, General Conditions	Subtotal \$231,628
<b>Summary</b>		
Demolition Subtotal		\$ 48,320
Equipment Room Restoration Subtotal		\$ 778,816
Pool Restoration Subtotal		\$ 691,179
Miscellaneous Subtotal		\$ 231,628
Pool Furniture		\$ 80,000
Interest Expense on Loan		\$ 137,443
Bank Charges		\$ 5,875

Contingency	\$ 70,057
Estimated Total	\$2,043,318

