

# **Rosewood of Falling Waters, Inc.**

c/o Guardian Property Management

6704 Lone Oak Blvd.

Naples, FL 34109

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## **Board of Directors Meeting**

February 26, 2021 @ 10:00 am

Clubhouse

**Call to Order:** Meeting was called to order at 10:00 am by Rich Zitani – President.

**Present:** Rich Zitani – President, Don Schmachtenberg – Vice President, Roe Pellegrino – Secretary, Eric Posnan – Treasurer (Speakerphone) and Joann Sinco – Director.

Mark Schadler – Guardian Property Management.

**Notice of Meeting:** Notice of the meeting was posted on the bulletin board in accordance with the Florida State Statutes 718. It was also posted on the FW web-site.

**Quorum:** There was a quorum of the Board members present.

### **Approve Minutes:**

- Roe Pellegrino made a motion to approve the June 1, 2020 minutes as written, Don Schmachtenberg seconded the motion and the motion carried unanimously.

### **Dryer Vent Cleaning:**

- Joann Sinco made a motion to approve Lint Out for dryer vent cleaning, cost \$2,664, Don Schmachtenberg seconded the motion and the motion carried unanimously. Proposed cleaning date is middle of March.

### **Comcast Review:**

- The Comcast contract expires November 5, 2021 and five associations in Falling Waters are trying to negotiate a new contract with them collectively. Information will be available in the future.

### **Mulch Review:**

- Rich Zitani met with Daley Landscaping and it was proposed to the Board to mulch the fronts of the units with a stone border. Daley is picking a building to experiment this proposal.

### **Guest Forms:**

- Roe Pellegrino made a motion to eliminate guest forms unless it is direct family members. All guests without an owner in resident need to fill out a rental form and pay a \$100 fee, Joann Sinco seconded the motion and the motion carried unanimously.

### **Any Other Business:**

- Master Board wants to vote on a fencing proposal around the new pool equipment. Rosewood Board would like to receive a proposal for a stone fence.

**Adjournment:**

- Meeting was adjourned at 10:51 am. Don Schmachtenberg made a motion to adjourn, Roe Pellegrino seconded the motion and the motion carried unanimously.

Respectfully Submitted,  
Mark Schadler - CAM  
Guardian Property Management  
For the Board of Directors