

Falling Waters II of Falling Waters, Inc.

c/o Guardian Property Management
6704 Lone Oak Blvd.
Naples, FL 34109
Telephone – 239-514-7432/Fax – 239-514-7759

Board of Directors Meeting

March 9, 2021 @ 10:00 am
Clubhouse/Conference Call

Call to Order: Meeting was called to order at 10:00 am by Kurt Schwammle – President.

Present: Kurt Schwammle – President, Rose Zalecki – Vice President and Dick Comport – Treasurer/Secretary.

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 Board members present.

Approval of Previous Minutes:

- Kurt Schwammle made a motion to approve the February 20, 2020 minutes as written, Rose Zalecki seconded the motion and the motion carried unanimously.

Appoint Wes Firmin to Board:

- Kurt Schwammle made a motion to appoint Wes Firmin as a new member to the Board holding a position of Director. Dick Comport seconded the motion and the motion carried unanimously.

Dumpster Cleaning:

- Discussed how to clean the dumpsters, high or low pressure and other cleaning products. More discussion is needed and the Board is going to test different processes.

Drainage Improvements:

- A drain box needs to be installed at building 2274 unit 4. Francisco is scheduled to do the work.

Quarterly Financials:

- Financials are in good shape. Roof Repairs have only \$5,000 in the budget and need to save in other areas of the budget for possible repairs. Painting is postponed until next year.

Sprinkler Repairs:

- The Board and volunteers are going to do the sprinkler repairs. Fields of Green will repair sprinkler lines and valves.

Landscape Contract:

- Dave from Fields of Green is meeting with the Board on 3/9/2021 at 11:00 am.

Insurance Review:

- The Board discussed the summary of insurance which totals around \$70,000. The market is moving this year at around a 10% increase. Meeting with IRMS on 3/15/2021.

Comcast Contract:

- In discussion trying to bundle the contract with multiple associations.

Master Issues:

- The sand filtration system that was installed for the pool was installed without a member vote / Alteration to the Common Elements
- Master wants to install a fence around the pool equipment.
- Legal issues may arise from numerous Master issues.
- Pollution in the Falling Waters II Lake is a possible issue and is being looked into.
- Master Association refuses to pay for past invoices regarding tree trimming along Hidden Lake Drive.

Other Business:

- Kurt Schwammle made a motion to pay up to \$40 a unit for dryer vent cleaning that is the owner's responsibility to coordinate, Rose Zalecki seconded the motion and the motion carried unanimously.
- The association will replace light bulbs.

Adjournment:

- Meeting was adjourned at 11:13 am. Dick Comport made a motion to adjourn, Rose Zalecki seconded the motion and the motion carried unanimously.

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