

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

April 6, 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, Dick Comport – Treasurer/Secretary and Wes Firmin – Director (Speakerphone).

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.

Quorum: There was a quorum of Board members present.

Approval of Previous Minutes:

- Dick Comport made a motion to approve the March 9, 2021 minutes as written, Kurt Schwammle seconded the motion and the motion carried unanimously.

Dumpster Cleaning:

- Volunteers are cleaning the dumpster area and are trying different cleaning techniques to see which works best.

Dumpster Size change for Off Season:

- The Board is considering changing 2 dumpsters from a 4 yard to a 2 yard depending on cost difference.

Drainage Improvements:

- A drain box/drainage repair is needed at building 2300 between units 6 and 7. Francisco will be scheduled to do the work. The Board may look into sewer line pop-up caps/valves.

Quarterly Financials:

- Financials are in good shape and \$10,000 ahead of budget. The Board is looking into emailing the financials to Owners on a quarterly basis.

Insurance – Impact on Financials:

- The insurance increased this year from \$70,413 to \$87,322 but will still be in line with the budget.

Invoice Approval:

- Moving forward, the Board would like 2 proposals for restoration drywall installation from insurance companies and/or owners.

Sprinkler Repairs:

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

Comcast Contract:

- In discussion - trying to bundle a new contract with multiple associations.

Other Business:

- The Board is looking for 2 - preferably full time residents - to join the Board.
- The Board is discussing gathering home
- The Board is considering gathering Home/Condo Watch contacts: names and phone numbers for Association emergencies when Owners are not in residence.
- The Board is discussing purchasing new bulletin boards for the mailbox areas.

Adjournment:

- Meeting was adjourned at 11:22 am. Dick Comport made a motion to adjourn. Kurt Schwammle seconded the motion and the motion carried unanimously.

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