

# Rosewood 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 23, 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 and Joann Sinco – Director (Speakerphone).

Steve Beane – 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:

- Rich Zitani made a motion to approve the February 26, 2021 minutes as written, Eric Posnan seconded the motion and the motion carried unanimously.

### Comcast:

- Rich Zitani made a motion to approve the renewal contract for Comcast, 6 year term for \$39.90 per door, Roe Pellegrino seconded the motion and the motion carried unanimously. The association was given a proposal from Hotwire; none of the 5 Falling Waters Associations that are part of the renewal were interested.

### Mulch:

- The Board decided to hold off mulching until October 2021 and is planning on putting it in the front lanai area, back lanai area and building sides. A decision on using pine straw in certain areas may be a future decision.

### Pricing for Stone:

- Daley Landscaping finished the sample building, 1650, which was installed with stone around the building instead of mulch. The Board discussed not to continue using stone and was tabled for now.

### Tree Trimming:

- Eric Posnan made a motion to approve Roots Up Tree Service for \$13,120, Roe Pellegrino seconded the motion and the motion carried unanimously. This will be done in the June 2021 timeframe.

### Insurance:

- Tabled until next meeting because we have not received the renewal insurance package due in June 2021.

**Any Other Business:**

- Eric Posnan made a motion to have Daley Landscaping walk around the property with Board Member(s) and manager as needed to look at landscaping needs, Roe Pellegrino seconded the motion and the motion carried unanimously.
- Question was asked if all Falling Waters Associations can have the same landscaper. This would have to be brought up to the Master.
- Rich Zitani stepped down as President, April 30, 2021 and Don Schmachtenberg was assigned President starting May 1, 2021. An email blast will go out to residents asking if anyone is interesting in joining the Board. An organizational meeting may be held in the future.
- Next proposed meeting May 21, 2021.

**Adjournment:**

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

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