

# 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

## **Budget Adoption Meeting** November 9, 2021 at 2:00 pm Clubhouse/Zoom

**Call to Order:** Meeting was called to order at 2:00 pm by Kurt Schwammle – President.

**Present:** Kurt Schwammle – President, Dick Comport – Secretary/Treasurer and Wes Firmin – Director (Zoom).

Mark Schadler – Guardian Property Management.

Steve Hart – Collier Financial.

**Notice of Meeting:** Notice of the meeting was posted on the bulletin board in accordance with the Florida State Statute 718. It was also posted on the FW website.

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

### **Discuss and Adopt 2022 Proposed Budget:**

- Collier Financial and the Board of Directors discussed the 2022 proposed budget for Falling Waters II with members. The quarterly assessment fees will increase \$22 per unit per quarter, \$1,550. The largest single increase was due to Insurance and the Board decided to utilize the yearly surplus to keep the fees down. Master Board increase will go from \$347 to \$353. Dick Comport made a motion to approve the 2022 budget as presented, Kurt Schwammle seconded the motion and the motion carried unanimously.

### **Other Business:**

- Each owner is responsible for their dryer duct cleaning.
  - There are no common vent lines.
  - We have full time residents and part time residents.
  - The situations downstairs and upstairs are different. The number of people residing in the condos vary.
  - Some owners have energy efficient units with airflow sensors and others have much older models.
  - Different heat cycles are chosen due to fabric and drying times.
  - Some owners have defective lint screens or remove them entirely.
  - Cleaning of the ducts is only allowed from the inside. Duct cleaning companies are not allowed to step on the roofs in order to avoid any damage to the roofs and the roof duct outlet.

Based on the above, Kurt Schwammle made a motion to not reimburse owners for dryer vent cleaning to make absolutely sure that owners understand that it is solely their responsibility and that they are liable for any fire hazard they create by neglect. Dick Comport seconded the motion and the motion carried unanimously. It is our hope that a volunteer will step up to organize dryer duct cleaning to achieve a better price for those interested as a group in the near future.

- Waste Management does not pick up the trash if the dumpster lids are not down in the closed position or any items are outside the dumpster. The same goes for the recyclables. Keep the dumpster areas clean: break down your boxes and do not overload.
- Water Meters are actively being read and recorded as a monitoring tool for any leaks in the buildings on a regular basis by volunteers. Please make sure that your toilets aren't leaking

because this is the #1 ongoing expensive water waste issue and always shut your main water valve off if you are absent for more than 2 days.

- The stairways were checked. The Association is only responsible for regular wear and tear. Damage done by contractors, owners or renters/guests is the responsibility of the owner. Dragging suitcases up the stairs without lifting them should be avoided.
- Obtaining quotes for both mulch and palm tree trimming.
- Renegotiated the Comcast contract thru a 5 association effort and now receive a 10% decrease in cost. Special thanks to Danny Percella of Jasmine Court for spearheading this project.
- Irrigation has been down due to a frog frying the master board. Repair situation has been longer than usual due to the backlog in shipping for the part needed.
- The Annual Meeting packet will be mailed to owners in the near future. Foreign owners will also receive at this time an election envelope for the next Board Election - in the event there is an election - to make sure that all members can participate in that important process. Mailings from foreign addresses takes a lot longer, especially during the holidays. Please set aside the envelope until you receive all the names desiring consideration for the Board. Our Association, like others, depends on qualified candidates who are fiscally responsible to keep our Association financially healthy and our maintenance fee reasonable.
- Roof Cleaning tentatively will be fall of 2022.
- Pool is being back flushed into the Falling Waters II pond. The impact of this pollution to our lake and irrigation system has to be addressed. We will see to it that the Master Association will be made financially responsible.
- The Master is also responsible for outstanding invoices for Street Lights on Hidden Lake Drive.
- Tom Lennon and Kurt Schwammle are scheduled to present their conceptual drawings to mask the unsightly Master pool filtration surround and yard at the next Master Association meeting.

**Adjournment:**

- Dick Comport made a motion to adjourn, Wes Firmin seconded the motion and the motion carried unanimously. Meeting was adjourned at 2:49 pm.

Respectfully Submitted,

Kurt Schwammle - President / Falling Waters II Association

Mark Schadler - CAM / for the Board of Directors