

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
December 7, 2021 @ 10:00 am
Clubhouse/Zoom

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 (Zoom).

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:

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

Financial Report:

- Finances are in good shape, \$60,000 ahead of budget. A small portion of excess funds will be used to keep the FW II association fees down for 2022. The expected insurance increase (30% to 40%) was the justification for the minor quarterly fee increase.

Landscape Report:

- The Board is looking into gathering proposals from other landscapers and Marcos will be doing the tree trimming in the near future.

Other Business:

- The dumpsters were cleaned by our Volunteer, Diana. The Board is asking all owners to keep them clean. It is a reflection on our community
- The Board is asking our members to consider to volunteer for the 2 open position for the FW II Board.
- Clean your dryer vent when necessary – minimum once a year.
- Insurance increase for next year is unknown at this time and more information will be available in the future.
- The new Comcast contract is the successful result of a combined effort of 5 associations working closely together. The contract is a 6 year term which commenced September 1, 2021 at \$39.90 monthly per door (previously \$41.60 monthly per door.)
- The main irrigation circuit board was fried by a frog and needed to be replaced. Everything is currently up and running.
- Volunteers are monitoring the water meters for possible leaks throughout FW II.

Master Issues:

- The Master Board is trying to come up with a plan for the pool filter surround, to install planters around the ugly filtration system to camouflage the unsightly appearance and utilize it as sound barrier.
- The pollution issue to our Lake caused by the filtration system will be addressed in 2022 and the Master will be held accountable.
- The Master still owes Falling Waters II for an unpaid street light invoice (one year old) in spite of several reminders. As a consequence, FW II is considering holding back any payments due to the Master until their financial responsibility is met.
- The pool deck repair is approved and waiting for a schedule date.
- There are major issues with the gate house renovation because of utilization of incompetent contractors and lack of supervision.
- There will be a Master fee increase for 2022.

Adjournment:

- Meeting was adjourned at 11:08 am. Dick Comport made a motion to adjourn, Wes Firmin seconded the motion and the motion carried unanimously.

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