

# **FALLING WATERS MASTER ASSOCIATION, INC.**

## **Board of Directors Meeting**

**Tuesday, April 27, 2021 at 10 AM**

**Falling Waters Clubhouse – Pool Deck**

Call to Order / Establish a Quorum: The meeting was called to order at 10:01 AM by President JW Holcomb

The following Board Members were in attendance:

Cascades – JW Holcomb

Magnolia Falls – Willie Ritzman

FWI - George Ott

FWII - Kurt Schwammle

Mag Cove – Ann Moran

Amelia Lake - Michele Goetzke

Jasmine Court - Frank Heneghan

Rosewood – Don Schmachtenberg

Also in attendance: Heather Keel, CAM, LJ Lithgow, CAM and James Farese, CAM of Cambridge Management

Proof of Notice: The meeting notice was posted on the bulletin board and on the website.

Pledge of Allegiance

Approval of Prior Meeting Minutes: A Motion to waive the reading and approve prior Meeting Minutes as submitted was made:

**Michelle Goetzke – 1<sup>st</sup>      Frank Heneghan – 2<sup>nd</sup>      All in Favor**

### Committee Reports

Finance Committee – It was noted that the Auditor has been selected and will be completed by Cindy D'Artagnon.

Landscape Committee – No report provided at the meeting.

Activity Committee – The Committee is currently seeking a new Chairperson at this time.

Safety Committee – The Safety Committee provided no report but will provided information regarding the Agenda item later in the meeting.

Pool Committee – The Committee provided a recommendation regarding pool attendant hours in which they recommend no attendant June through December and full time January through May.

Change in Members of Management Team: It was noted that a change in the Members of the Management Team has been initiated by Management. The new Property Manager will be LJ Lithgow and James Farese.

Old Business

Filter Yard Surrounding: Additional types of surrounding are being investigated. The idea of Landscape to conceal is being revisited.

Signage at Three Corners: Proposals on the replacement of the signs are being obtained. In addition, powder coating proposals have been requested.

Roadway Resurfacing: Engineering proposals have been obtained from Forge and Velocity Engineering. JW Holcomb noted that he is not happy with the manner the proposals were written and no action was taken on the proposals.

Gate House Refurbishment: Prior to COVID, proposals were received to renovate the gate house. The project is being reopened.

Surface Water Response from Collier: Collier County has not responded to the communications regarding the possible Storm Drain issue.

Fence Repair Adjacent to Santa Barbara Construction: Carter Fence has been asked to provide a proposal for the repair of the fence.

Pickle Ball / Putting Green Survey Report: JW Holcomb did not approve the draft opinion poll that was created to be sent to the Membership. JW continues to communicate with the Attorney regarding voting.

LJ Lithgow brought up the idea of putting in a temporary pickleball court on the tennis court to see if there would be use. Management spoke with All Courts, the tennis court maintenance company who noted that it would be possible to install one. A polling of the Board was conducted to determine if this was a project for consideration and resulted in the following:

Michelle – No	Anne – Yes
George – No	Janice – Yes
JW – No	Don - Yes
Willie – No	Frank – No Response, lost connection
Kurt – No	

The polling determined no further action would take place on this matter.

A Motion was made to continue the exploration of converting the putting green area into a pickleball court.

**Michelle Goetzke – 1<sup>st</sup>      Don Schmachtenberg – 2<sup>nd</sup>**

**Vote was taken as follows**

Michelle – No	Anne – Yes
George – No	Janice – No
JW – Yes	Don – Yes
Willie – No	Frank – No Response, lost connection
Kurt – Yes	

**Motion does not pass.**

Pool Deck Restoration: Proposals have been requested of four vendors to redo the Pool Deck with a composite deck. One proposal has been received to date.

Entry Lights at Median: Completed.

AED Defibrillator in Clubhouse: George Ott has volunteered to test the device weekly.

#### New Business

Update to COVID Protocols: All protocols have been changed to recommended rather than mandatory. Clubhouse is to remain at half capacity use.

Suggestions Received for Memorial Plaque (Marty Sinco): The Board of Directors were in favor. Patrick Connolly will look further into possible options.

Introduction of New Activities Coordinator: JW Holcomb announced that Mary Ellen has been engaged for this position by the Association. More information to follow at a later date.

Adjournment: With no further business to discuss, the meeting was adjourned at 12:10 AM.

Submitted by  
Heather Keel, CAM  
Property Manager