

FALLING WATERS MASTER ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, May 25, 2021, at 11 AM

Via Zoom teleconference

Call to Order / Establish a Quorum: The meeting was called to order at 11:02 AM by President JW Holcomb

The following Board Members were in attendance:

JW Holcomb
Christine Souzzi
George Ott
Kurt Schwammle
Ann Moran
Michele Goetzke
Frank Heneghan
Don Schmachtenberg
Dennis Affleck
Patrick Connolly

Also in attendance: LJ Lithgow, CAM of Cambridge Management, Roe Pellegrino, Mary Ellen Ripley, and Tommy Greenway.

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

Pledge of Allegiance led by JW Holcomb

Approval of Prior Meeting Minutes: Approval of prior minutes were tabled.

Committee Reports:

Finance Committee – In the process of being audited, can defer the next two, update on the recommendations on the loan repayment, cannot make recommendations until the audit is completed. On target budgetarily.

Landscape Committee – Clubhouse bushes/waterfall (trees in two planters on either side of waterfall), roots penetrated concrete wall and caused leaks in waterfall. Trees were removed and ground will be leveled out and more ground cover to be added until determination may be made on what can be safely planted and make it more decorative. Club Care refreshed many of the beds with spring flowers. Will look at filter surround later. Tree removal permitting and removing the original 10 trees will not be sufficient for project to take place. Once engineers look at the roads, this will give more input to add smaller Oak trees to the project later. There are more trees to close to the road. Is a preventative to safe money in the future. Timetable in question. Commit to one of the 3 vendors, a decision should be made on who will help with the plans on the road. Pick contractor in 2 weeks and ratify at the next meeting. Send a letter to vendors. Potholes larger than anticipated, must be filled properly while road project is ongoing. 2 proposals to be submitted by the end of the week.

Activity Committee – Introduction of Mary Ellen Ripley interim Activities Director: Doing a monthly meet and greet, working on Memorial Day event to be held Sunday afternoon with Hot Dogs and wings, band, and the Marine Core Honor Guard will open the ceremonies with Colors and Taps with a Bugle. Saturday morning of Memorial Day there will be a yard sale in the overflow. Garage Sales are not public, are for residents only.

Safety Committee – Safety Committee chair has resigned. Committee will need to elect new Chair. No other news to report.

Pool Committee – Recommendation on pool attendant hours, between January 1st through April 30th, pool attendant on duty 8 hours a day. Hours will be cut back, waiting for Michael's contract for correct hours.

Offsite Activities: Monthly luncheons will start again on Tuesday, June 15th, including Men and Women through October, then separate luncheons after. Lunch will be at Carrabba's on the East Trail and will be off the menu. Tickets reserved for Broadway Palm Theater, Casino trips will start in January, February, and March. If new owners would like to be included in directory or website, please contact Roe Pellegrino for information.

Surface Water management Committee: Drain cleaning project, \$55,000 in budget for drain cleaning which was not done. When will this take place? Universal Underground out of Tampa, clean major catch basin and underground lines into the pond, every seven to ten years, not sure when they were last done? Surface water systems is the responsibility of the Master Association. Cambridge to contact Aquatics to see if they can offer input.

New Business: Covered within the Committee updates.

Old Business:

Pool deck needs to be resurfaced. Cambridge getting estimates on synthetic material as well as a separate quote for the railings. Estimates will be available at next meeting.

Gate house update: Received an estimate that would cover painting inside and out, doors, pavers on entrance side, upgrade electrical, built-in desk with marble top/cabinets, new flooring, and a refrigerator. Estimate for \$17,733/complete. Not included is the small awning on outside which is being looked at pricing being obtained. Once approved, Michelle will work closely with Ron and LJ to make sure the gatehouse is not interrupted. Chrisfa is the GC on this project. Motion made by Michelle Goetzke to accept proposal as stated for repairs of the gatehouse, 2nd by Frank Heneghan, motion amended to \$20,000 by Michelle, 2nd by Frank. All approved, motion carries. This is a reserve item

Signs are being worked on by Christine Souzzi and LJ Lithgow, had signs powder coated to see how that worked out before moving forward. Falling Waters main sign looks fantastic. Three Corners sign should be first as it is falling. Approximately \$750/\$1000 per sign.

Check to see if both drains and signs are reserve items

Potential for a Pergola or something around the surround, camouflage entire tanks, the Pergola would be inside existing fence with natural or fabricated plants, The overall would deflect your attention from the tanks to the Pergola. Living fence would be high maintenance and the irrigation would be a problem, looked at fabricated plants, would want to work with Vista Folia for this project, (samples sent to BOD), then add other plants. Quote for the plants would be approximately \$50/sq ft with air plants added in. Pergola would make water tanks and equipment accessible. Plans with vines a possibility.

Table until the next meeting.

Finance Committee has not received financials since January. Please find out why this was not sent out.

Adjournment: Motion to adjourn from Michelle, 2nd by Janice.

With no further business to discuss, the meeting was adjourned at 12:35 PM.

Respectfully submitted
Jayne Concialdi
Property Administrator

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