

FALLING WATERS MASTER ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, September 28, 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
George Ott
Kurt Schwammle
Michele Goetzke
Frank Heneghan
Don Schmachtenberg
Dennis Affleck
Patrick Connolly

Also in attendance: Patricia Olson, CAM, Cambridge Management, James Farese, CAM, Cambridge Property Management, Roe Pellegrino, Kristen Mitchell, Anne Moran, Deidre, Gina, Joanna, Carol Maiorano, Tommy Greenway, Ron Henneke.

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: Minutes of the prior meeting approved.

Committee Reports:

Finance Committee – Audit is not complete, and is expected at the end of the month, all information has been provided. Waiting for Audit to prepay loan.

Landscape Committee – Landscape Committee looking at Oaks to be removed for the road project that had been proposed for this year and is willing to oversee this project. Annuals will be planted in October, and mulch and pine straw will be installed. Holiday lighting is installed and will be activated the week following Halloween. Looking for more members, so if there is any interest, please contact Janice. Paul Klens has retired, new contact named AP (Patel is the last name, not sure how to pronounce first name). Trying to get portal up and running.

Activity Committee – Need to ratify Committee and sub group to conduct interviews for Director. Many activities within the community and outside as well. Thank you to all previous Directors and Volunteers. New Director hired in late spring. Activities over the summer. Director resigned over this time. New committee made up of 5 members of the 9 communities. Suggestion of fund raisers was brought up. Janice Schienke made a motion to ratify the existence of the Activities Committee as a standing committee of the Falling Waters Master Association, 2nd Dennis Affleck. Roll call taken: Kurt – Yay, Michelle - Yay, Don – Yay, Frank – Yay, Janice – Yay, Patrick – Yay, Dennis – yay, JW,- Yay. Motion carries. Retain Regina Shelton as Director. Motion made by Janice, 2nd Michelle. Role Call: Dennis – Yes, JW – yes, Patrick – Yes, Michelle – yes, Frank – yes, George – yes, Kurt – Yes. Motion carries.

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

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Pool Committee – Mike from Pelican Builders spoke to discuss the clubhouse deck removal and replacement (lost connection). Two quotes supplied, Pelican Builders and J & M Boat Lifts. Motion made by Patrick Connolly to table discussion until the next meeting, 2nd by Don Schmachtenberg. All in favor, motion carries.

Another leak, replaced with heavier gauge pipes and a shut off valve by the pump room to make shut off easier. Amount of weight by the tanks is causing the leaks, heavier gauged pipe should solve the issue. (The plumbing in filter yard not replaced during pool renovations). Pool furniture clean and ready for season. Table sent for refinishing, back in November. Salt Stacks need to be replaced, only good for 7 to 8 years. Quotes received, not approved. Have been cleaned but need replacing. Will defer to next meeting for approval.

Offsite Activities: Not Present

Surface Water management Committee: Ron DiFabio new Chair of Surface Water Committee. Solitude has taken care of pond issues. So. Pond in Cascades still has an algae issue.

Status of the cleaning of the drains, where does this stand? Universal Underground had a proposal, now old. Will defer to the next meeting. Cascades South Pond has been treated to break up algae and will decompose after time. No current contract with Solitude.

Member Center: Not present

Tennis/Bocce Committee: Tennis Courts have issue since resurfacing. Will review contract and quality of Courts in October. Will make decision on service at that time.

Bocce Courts repaired, replaced rotted boards, and looks good. Pelican did work, need to inspect a few new spots with rot. Roofs were pressure washed.

New Business: Covered within the Committee updates.

Old Business: Putting Green is an amenity of Falling Waters and from legal standpoint it is an amenity of Falling Waters and the Board has a liability for the upkeep. The question is does the Board update it. (Need legal counsel input). Have bids for repairing/replacing the putting green. Prior Board was negligent and now it needs removal and replacement. JW surveyed the Board and does not want to spend money on a seldom used amenity. Does the Board proceed with maintaining or consider it a major alteration and as a major alteration must go for an owner vote, or each President can cast a vote for section, but must be able to back up all votes, or the Board, makes a decision to just refurbish the Putting Green? Board is not free to remove the green.

Board decision is to go ahead with maintenance or go ahead with referendum? Motion made by Patrick Connolly that the Board move to hold a referendum to eliminate the putting green and restore to a green area? 2nd by Don Schmachtenberg. Suggestion made to refinish it and make it a putting green for children.

Roll Call taken: Michelle – no, Janice - no, Kurt – no, Frank – no, George – no, Don – Yes, Patrick – yes, Dennis (no response), motion did not pass.

Approval of 3 large signs at the front and the one at the clubhouse. Will need to look into other sub-associations signage. Table until next meeting.

Entry lights are complete and extra Christmas light outlet is in.

Gate house: Project has been a nightmare, back wall by A/C was all mold, and old door that was not used was removed along with the mold. Crew back to work on 9/18/21. Following up with Chrisfa on shotty work and issues that need to be fixed. Waiting on doors.

Adjournment: Motion to adjourn from Janice, 2nd Dennis all in favor

With no further business to discuss, the meeting was adjourned at 1:10 PM.

Respectfully submitted
Jayne Concialdi
Property Administrator

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