

FALLING WATERS MASTER ASSOCIATION, INC.

Board of Directors Meeting

Tuesday, October 26, 2021, at 10 AM

Via Zoom teleconference

Call to Order / Establish a Quorum: The meeting was called to order at 10:09 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, Jayne Conialdi, Administrator, Jim Farese, CAM of Cambridge Management and Ron DiFabio Member Center

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

Pledge of Allegiance was led by JW Holcomb

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

Committee Reports:

Finance Committee: JW turned the meeting over to Treasurer Dennis Affleck for the Financial Report and Budget discussion. Dennis reported that the audit and adjustments from the auditor were complete and no issues of concern.

Dennis stated the Finance Committee met to review and revise the budget draft created by Cambridge Management. The main area of focus was to use the funds on hand to retire the improvement loan thereby saving significant interest payments. He also revised the reserve schedule to reflect lower deposits in 2022 and 2023, and then increase them when both loans are paid off using the extra money targeted for the loans to make up the difference in the reserve funding. As a result, the fees will stay the same as 2021.

JW opened the floor to the Board for comments.

JW then opened the floor to the owners for comments.

Jim Farese suggested we add in \$15 per month for Falling Waters to have their own zoom account for board and committee meetings as well as some dedicate on site management hours.

JW instructed management to put together a proposal and submit to the Board.

With no further discussion, the Draft Budget was accepted.

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: Fall Annuals have been installed. Estimate to cut the hardwoods along the Santa Barbara wall. \$3,250.00, given to MB for approval. Collier County is responsible for fence side facing road to be kept clean, MB responsible for foliage upkeep. Motion made by Janice Schienke to approve tree trimming, 2nd by Frank Heneghan. All in favor, motion carries. Money will be taken from pooled reserves for trimming of trees.

Activity Committee: Looking for volunteers who may be interested in joining the Activities Committee. An Agenda will be posted in the Clubhouse.

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

Pool Committee: Bolts are being fixed Pool furniture to be taken and cleaned 12/1/21, will pay for transportation only.

Leaking pipe repaired. Pipe was not thick enough, replaced with thicker pipe. Main feed line was not part of pool renovations.

Pool are around rains is turning green. If drains were replaced during renovations, then they should be under warranty

Tennis/Bocce Committee: Tennis Courts have soft spots. Kurt will see what can be done to take care of the issue.

Tennis and Bocce are under one maintenance contract. No way to separate what is what.

Member Center: Operations to date, \$53,600 in revenue, prior years averaged \$92,000/yr. for bar codes and proximity cards. \$50,000 budget in revenue, M/E September, over budget \$3,600 for the year. Average 160 rental apps, January, February, March, and April. 16 for January to date.

Surface Water management Committee: Members of the Committee met with Cross Creek Environmental on October 18, 2021. They will give a proposal on all lakes and fountains. Solitude is not responsive. Bod to issue RFP to both Solitude and Cross Creek for bids. Solitude purchased Aquatic Systems. Committee to put together what they would like to see on a contract.

No Carp in South Pond.

Motion made by Michelle Goetzke for FWM to put together wording for contract, 2nd by Janice Schienke with a 30-day exclusion clause. All in favor, motion carries.

New Business: Covered within the Committee updates.

Old Business:

Quotes for pool deck received from Chrisfa, Pelican Builder and J& M Boat Lifts, Pelican also quoted railings. Chrisfa not accepted due to trouble with the gate house work. Michelle Goetzke made a motion to move ahead with Pelican on both options, 2nd by Don Schmachtenberg. All in favor, motion carries.

Motion made by Ron DiFabio to approve Pelican bid and have materials ordered with a new start date. Board agrees to wait until March to do the clubhouse deck.

Discussion about street lights was had and who pays? Only one association has been reimbursed to date. After much discussion, motion made by Don Schmachtenberg to stop reimbursing for lights, 2nd by Michelle Goetzke. Motion amended to finish paying until 2022. Don accepted amended motion. Roll call taken; Don, Michelle, and JW yes, Frank, George, Patrick Janice and Dennis, no. Motion failed.

Salt stacks approved and ordered.

Pool surround tabled for now. Need selection if road engineers and references. Force has to may open ended issue.

Signs are being worked on. 2 front signs are done, 3 corners is next.

Gate house update: A large punch list. Doors not in yet. List will be done after installation of doors.

Signs are being worked on by Christine Souzzi and LJ Lithgow, had signs powder coated to see how that worked

Adjournment: With no further business to discuss, the meeting was adjourned at 1:01 PM.

Respectfully submitted
Jayne Concialdi
Property Administrator