

Falling Waters I of Falling Waters, Inc.

c/o Guardian Property Management
6704 Lone Oak Blvd.
Naples, FL 34109
Telephone – 239-514-7432/Fax – 239-514-7759

Annual Meeting

January 10, 2022 @ 10:00 am
Clubhouse

Call to Order: Meeting was called to order at 10:00 am by George Ott – President.

Present: George Ott – President, Genesta Vokovich – Vice President and Greg Small – Secretary/Treasurer.

Mark Schadler – Guardian Property Management.
Steve Hart and Frank Parrish – Collier Financial.

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: The quorum requirement of members was met, 12 of the 20 unit owners were present in person or proxy.

Approval of Minutes:

- Greg Small made a motion to approve the January 12, 2021 Annual minutes as written, Genesta Vokovich seconded the motion and the motion carried unanimously.
- Greg Small made a motion to approve the January 12, 2021 Organizational minutes as written, Genesta Vokovich seconded the motion and the motion carried unanimously.

Election of Directors:

- The 2022 Board of Director's are: Genesta Vokovich, George Ott and Greg Small.

Report of Officers:

- The Board continues to manage the budget as best as possible since Falling Waters I have the highest assessment fee in Falling Waters. Financially in good shape.
- The roofs were cleaned, both buildings painted and new gutters installed in 2021. The community is in great shape and members thanked the Board for doing a great job in 2021.
- The Board is looking into a new irrigation company; Greg Small is working on splitting the irrigation and landscaping into 2 different companies.

Report of Committees:

- Greg Small made a motion to give the Landscape Committee a discretionary budget amount for 2022 to use for fill in plantings in the common area, Genesta Vokovich seconded the motion and the motion carried unanimously.

Unfinished Business:

- None.

New Business:

- Vote on rollover of excess funds: 12–Yes, 0–No. Vote Passed.
- Vote to allow Board to borrow from reserves to pay insurance premiums: 12-Yes, 0-No. Vote Passed.

Other New Business:

Notes for 2022-01-10 Falling Waters I Annual Meeting

ISSUE 1

Move that the landscape committee be given a discretionary budget for fill in planting with the dollar amount to be fixed by the board from time to time.

The landscape committee has agreed that fill in planting would be for the benefit of the common property as opposed to placing plantings for the benefit of one or more owners.

ISSUE 2

The board would like to define a process for handling maintenance and property upkeep issues.

We propose that an owner or renter who sees an issue contacts the property manager. The property manager makes a decision as to the severity of the issue and either escalates the issue to an appropriate contractor for resolution or to the board for further direction.

An example would be a tree limb which falls off a tree overnight. An owner discovers the problem and calls the property manager who determines the severity (driveway blocked, one car blocked or one empty parking space blocked). The property manager determines the severity and dispatches an appropriate level of response.

ISSUE 3

I would like the minutes to reflect the following:

Short Term Vacation Rental Registration

Please be aware that Collier County Ordinance No. 2021-45 was approved establishing Short Term Vacation Rental Registration, effective 1/3/2022

A link to the Knowledge Base article is here:

<https://colliercountyfl.qscend.com/311/knowledgebase/article/76483>

Adjournment:

- Meeting was adjourned at 10:34 am. Greg Small made a motion to adjourn, Genesta Vokovich seconded the motion and the motion carried unanimously.

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