

Falling Waters II 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 11, 2022 @ 2:00 pm
Clubhouse

Call to Order: Meeting was called to order at 2:00 pm by Kurt Schwammle – President.

Present: Kurt Schwammle – President, Dick Comport – Treasurer/Secretary and Wes Firmin – Director (Conference Call).

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, 53 of the 90 unit owners were present in person or proxy.

Approval of Minutes:

- Tim Boyle made a motion to approve the January 11, 2021 Annual minutes as written, Dick Comport seconded the motion and the motion carried unanimously.
- Tim Boyle made a motion to approve the January 15, 2021 Organizational minutes as written, Dick Comport seconded the motion and the motion carried unanimously.

Election of Directors:

- The 2022 Board of Director's are: Dick Comport, Kurt Schwammle and Wes Firmin.

Report of Officers:

- Kurt Schwammle; Falling Waters II is in strong financial shape and the Board is keeping a close watch over the 2022 budget.

Report of Committees:

- None.

Unfinished Business:

- None.

Members:

- The Association insurance was changed from a 5% to 2% deductible after hurricane IRMA and the Board will continually monitor insurance premiums.
- 2 dumpsters were changed from a 2 yard to 4 yard on January 11, 2022 for season.
- The Association used the IRMA special assessment for hurricane damages.
- The Board will schedule mulching in October/November 2022. Drainage issues must be addressed first.

- Kurt Schwammle is checking into the purpose of the white PVC pipe coming out of the pool.
- Members inquired about changing the signage from Orchid Falls to Falling Waters II. The Board will take note of this and look into it.
- Members and Board discussed the Master Board pumping polluted “back washed” water from the pool into the Falling Waters II Lake. It is the Master Board’s responsibility and they will be made accountable. This is a major environmental problem which the Master has ignored since the inception of the new system.
- Last Payment for the Pool Assessment is due April 1, 2022.

New Business:

- Vote on rollover of excess funds: 51–Yes, 0–No, 2-Abstain. Vote Passed.
- Vote to allow Board to borrow from reserves to pay insurance premiums: 51-Yes, 0-No, 2-Abstain. Vote Passed.
- Vote to waive legal requirement to have audit: 48-Yes, 3-No, 2-Abstain. Vote Passed.

Other New Business:

- Falling Waters II has demanded that the Master Association immediately disconnect the street lighting on Hidden Lake Drive from our electrical boxes due to nonpayment issues of 2020 and 2021 outstanding invoices.
- Members thanked the Board for doing a great job in 2021.

Adjournment:

- Meeting was adjourned at 3:35 pm. Kurt Schwammle made a motion to adjourn, Dick Comport seconded the motion and the motion carried unanimously.

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