

# **FALLING WATERS MASTER ASSOCIATION, INC.**

## **Board of Directors Meeting**

**Tuesday, December 8, 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 and Ron DiFabio Member Center, Janice Schenike

**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: Motion by Michelle to approve previous meeting minutes. Second Don S. All in favor, motion carries.

**Treasurer's Report:** Dennis A. reports that we have not seen any change in the financials since last meeting. We are over budget in some areas. A \$200K payment was made on the pool renovation loan. This will result in a monthly savings of \$800.

**2022 Budget:** There were some changes in the original draft which include the addition of Christmas bonuses. A \$10K addition to change governing documents. Increases in insurance premiums. After our audit was completed, it was determined that we had \$250K in operating account. We will transfer \$15K in surplus from the member center. We will periodically transfer these funds. The operating account will be maintained with a minimum of 2 months of income. Reserves are healthy but there was a recommendation to start reserving for other projects such as the salt stacks.

JW made a **motion** to accept the 2022 budget as presented. Michelle **seconded** motion. All in favor. Motion carries.

**Pool Surround Presentation:** Kurt S. gave a presentation on the pool surround project. He spoke about the original ideas that were presented regarding a decorative fence. He stated that high winds or potential hurricanes would blow this type of structure away. He recommended a structure made up of commercial type planters and plants. The planters would be covered in the same type of surface as the buildings to match. Each planter would be mobile and could be moved to access equipment for repairs. He recommended a plant such as Clusia which would hide the equipment and help buffer the noise. He also recommended extending the pool deck to gain 8 feet of deck space. There will be a fence required for permitting and fencing would be attached to the planters. The additional maintenance required for upkeep was discussed. Questions were raised about who would maintain the plants, water, irrigation, and upkeep of the planter boxes.

Patrick C. recommended that we hire an independent engineer to review the project plans to assess feasibility. This person should be a professional engineer licensed in Florida.

**Motion:** Patrick Connelly moved that the management company should seek out an engineer to review the project and answer all questions about any part of the project related to the pool surround and recommend solutions and an estimate of cost. Cost of engineer not to exceed \$10k. **Second: Don S.** Majority voted yes. Motion carries.

**Signage within FWM:** Patrick C. made a **motion** that signs cannot be posted on common elements within Falling Waters except signs that have prior approval from the board of directors. **Second: Dennis A.** No one voted in favor. Motion does not pass.

**Management Report:** Patricia Olsen gave a report on open projects in progress. Gatehouse slider which was installed incorrectly has been properly installed and 2<sup>nd</sup> slider on entrance side was also installed. Patricia met with Pelican representatives on Friday who promised completion by Monday. Patricia connected with our new engineer from Johnson's regarding the tree removal and insubstantial change permit. He was onsite last Friday measuring diameter of all trees that will be removed. He will complete the measuring project this coming Friday. Putting green materials were ordered and have been delayed. Expected arrival of green is now 12/22 – 12/24. Deck materials have been ordered. BOD will be notified when they arrive so we can schedule the start date. Compass, the company who completed the pool renovations has been notified of defects. Despite the expiration of the warranty, they indicated that they would assist in the repairs and cost due to malfunctioning parts that have caused leaking. All of our ponds were inspected by Solitude and no real issues were found.

**Adjournment:** Michell G. Motion to adjourn. Second: Frank. With no further business to discuss, the meeting was adjourned at 12:42 PM.

Respectfully submitted  
Patricia Olsen  
Property Manager