

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

Board of Directors Meeting
February 17, 2022 @ 10:00 am
Clubhouse

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

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

Mark Schadler – Guardian Property Management.

Notice of Meeting: Notice of the meeting was posted on the bulletin board in accordance with the Florida State Statute 718. It was also posted on the FW web-site.

Quorum: There was a quorum of Board members present.

Approval of Previous Minutes:

- Dick Comport made a motion to approve the December 7, 2021 minutes as written. Kurt Schwammle seconded the motion and the motion carried unanimously.

Financial Report:

- Finances are in good shape: \$75,000 ahead of budget and \$170,000 on hand. Insurance increases are expected in 2022.

Landscape Report:

- In discussion with Fields of Green to work on a new landscape contract. The Board is also looking into gathering proposals from other landscape companies and is working to combine Falling Waters I and II in the same contract for a better price.
- Palm tree trimming was completed.

Dumpster Issues:

- Call Kurt if renovation debris is being thrown into a dumpster. Members, please inform your contractors that our dumpsters may not be utilized for any construction debris.

Condo Watch Listing:

- Planning to update a condo watch list for all units in case of an emergency.
- The goal is to post emergency contact information for each unit at each block on bulletin boards.

Light Bulb Replacement:

- Volunteers have been and will continue to change light bulbs on carports and courtyards.

Two Open Board Positions:

- There are 2 open Board positions available. Please email Kurt Schwammle or Mark

Schadler at Guardian if you wish to be on the Board.

Handyman Approval Procedure:

- Members have to go through Guardian Property Management for Board approval.

Master Issues:

- Still waiting for long overdue reimbursement payment relating to Master Street lights.
- The lakes/retention ponds are still being polluted by the pool water being back flushed into them.
- The clubhouse deck project may have a significant cost overrun compared to the original proposal, waiting for an update.
- The pool was closed without Master Board approval for a social event. It was not an emergency. Looking into this issue.
- There are an estimated 69 trees in danger of being cut down due to a proposed road repaving project. Many affect Falling Waters II. Further discussion is needed.
- Volunteers are working on pool surround solutions for the filtration equipment.

Adjournment:

- Meeting was adjourned at 11:01 am. Dick Comport made a motion to adjourn, Kurt Schwammle seconded the motion and the motion carried unanimously.

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