

# **Rosewood 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**

January 20, 2023 @ 10:00 am

Clubhouse

**Call to Order:** Meeting was called to order at 10:00 am by Don Schmachtenberg – President.

**Present:** Don Schmachtenberg – President, Sam Gingello – Vice President (Absent), Roe Pellegrino – Secretary/Treasurer and Joann Sinco – Director.

Mark Schadler – Guardian Property Management.

**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:** There was a quorum of the Board members present.

### **Approve Minutes:**

- Don Schmachtenberg made a motion to approve the September 23, 2022 minutes as written, Joann Sinco seconded the motion and the motion carried unanimously.

### **OLD BUSINESS:**

#### **Dumpster Door Replacement:**

- Don Schmachtenberg made a motion to approve the Affordable Fence Proposal for \$23,500 to replace the dumpster doors, Roe Pellegrino seconded the motion and the motion carried unanimously.

#### **Bridge Repairs:**

- Moguel Contracting is working on the bridge and found I-Beam structural damage which needs to be reinforced before any wood/planking install can start.

#### **Landscaping:**

- A new landscaper, Fields of Green, was hired starting January 2023. The Board would like to setup a meeting between the landscape committee and Fields of Green for island plantings and other beautification ideas in the community.

### **NEW BUSINESS:**

#### **Roadwork:**

- Rosewood and the Falling Waters Master are discussing options and opinions referring to who is responsible for roadwork in Falling Waters.

#### **Waste Management:**

- Make sure trash and recyclables are placed appropriately in the bins without having the lids open or trash left on the ground within the dumpster area.

**Any Other Business:**

- Don Schmachtenberg made a motion to appoint Rick Rivera as a Director on the Board, Roe Pellegrino seconded the motion and the motion carried unanimously.
- In the Annual Meeting mailing a document change for the rental process will be included. Please fill out the proxy vote and the Board recommends a YES vote.

**Adjournment:**

- Meeting was adjourned at 11:08 am. Don Schmachtenberg made a motion to adjourn, Roe Pellegrino seconded the motion and the motion carried unanimously.

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