

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

March 17, 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, Roe Pellegrino – Secretary/Treasurer, Rich Rivera - Director and Joann Sinco – 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 Statues 718. It was also posted on the FW web-site.

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

Approve Minutes:

- Rick Rivera made a motion to approve the January 20, 2023 minutes as written, Sam Gingello seconded the motion and the motion carried unanimously.

BUSINESS:

Road Project:

- The road project is currently in progress and is going very well.

Power Washing Roofs:

- Roe Pellegrino made a motion to approve Trafford Power Washing proposal, cost \$14,592, to power wash the building roofs, carports and kiosks, Sam Gingello seconded the motion and the motion carried unanimously. An amended proposal for power washing the walkways will be sent soon.

Island Update:

- Sam Gingello made a motion to approve the Lightscares proposal, cost \$5,215, to light the bridges and gazebo, Rick Rivera seconded the motion and the motion carried unanimously.
- Sam Gingello made a motion to break up the island plantings/beautification project into a 3 year plan, cost up to \$9,000 per year, Rick Rivera seconded the motion and the motion carried unanimously.

Bridge Update:

- The bridge project is complete with minor board replacement needed.

Any Other Business:

- Finances are in good shape. Members would like the balance sheet posted on the Falling Waters web-site and inquiring about receiving financials quicker.

Adjournment:

- Meeting was adjourned at 11:45 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