

Cascades 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 21, 2023 @ 10:00 am
Clubhouse & Zoom

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

Present: JW Holcomb – President, Dennis Demitros – Vice President, Frank Beyer – Treasurer, Gwendolyn Beall – Secretary and Dick Hillebrand - 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 Statues 718. It was also posted on the FW web-site.

Quorum: There was a quorum of Board members present.

Approval of Previous Minutes:

- Dennis Demitros made a motion to accept the July 13, 2022 minutes as written, Frank Beyer seconded the motion and the motion carried unanimously.

Landscape Report:

- Linda Demitros discussed the following.
 - Islands by the garages and the entrance areas are being redone with plantings, maybe grass and mulch too.
 - Grass will be installed at buildings 1940 and 1972.

Finance Report:

- Frank Beyer discussed the finances and delinquencies, both in good shape. The large majority of operating expenses go to the Master Association, insurance and landscaping.
- The Board is going to invest some money in a couple banks since the interest rates are currently high with a roller of any excess funds at year end.

Business:

1908 Lights:

- The Board will install side garage lights at building 1908.

Parking Lines:

- Will obtain proposals to repaint the parking lines.

Email Master List:

- Cascades would like to create a master list of all emails and phone numbers of owners.

Field Light Tampering:

- Please do not tamper with the lights behind the ponds. Contact the Board or Guardian.

Fining Committee:

- Dick Hillebrand volunteered to create and coordinate a fining committee.

Golf Carts:

- The Board will gather information and work on creating rules and regulations for golf carts.

Campers:

- Campers must be parked in overflow parking.

Vendor Trucks:

- Not allowed to Overnight Park. Looking into options for parking.

Master Board Update:

- Working on the definition of the roads in Falling Waters.
 - What constitutes a Master Association road versus Sub-Association road?
 - Who is responsible for the repairs of the roads?

Other Business:

- Working on the water feature behind building 1941.
- Cascades party will be help February 26th.

Adjournment:

- Meeting was adjourned at 11:32 am. Dennis Demitros made a motion to adjourn, Frank Beyer seconded the motion and the motion carried unanimously.

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