

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

April 5, 2023 @ 10:00 am
Clubhouse

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

Present: Tim Steidl – President, Jake Kozinski - Vice President (conference call), Erica Young – Treasurer, Connie Carter – Secretary and Tim Boyle - 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 Board members present.

Approval of Previous Minutes:

- Tim Steidl made a motion to approve the March 8, 2023 minutes as written, Tim Boyle seconded the motion and the motion carried unanimously.

Old Business:

- The road re-paving project went smoothly and is complete.

New Business:

Painting Project:

- A structural engineer looked at the community buildings and is giving the Association an inspection report of any damages needing repair before starting the painting project. Two colors will be voted on by members by proxy in the next meeting. All members are encouraged to fill out their proxies and return to Guardian ASAP so we can move forward with the project.
- Jake Kozinski made a motion to approve Gomez Painting proposal for \$189,411, Tim Boyle seconded the motion and the motion carried unanimously.
- Tim Steidl made a motion a motion to approve Trafford Power Washing proposal for \$10,125, Erica Young seconded the motion and the motion carried unanimously.

Insurance Report:

- Insurance has increased this year due to roof age. The cost went up from \$107,000 last year to \$203,000 this year. Hopefully when the roofs are replaced the insurance will come down drastically next year.

Guardian Report:

- Guardian is working on the financial conversion from Collier Financial to Guardian's system as quickly as possible.

Irrigation:

- Working on issues with EarthWiz, the landscaping company .Currently everything is working well with repairs as needed.

Other Business:

- Master Association is in the process at looking over their documents and making changes needed.

Adjournment:

- Meeting was adjourned at 10:51 am. Tim Boyle made a motion to adjourn, Erica Young seconded the motion and the motion carried unanimously.

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