

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

Annual Meeting

January 9, 2023 @ 11:00 am
Clubhouse

Call to Order: Meeting was called to order at 11:00 am by Kurt Schwammle – President.

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

Mark Schadler – Guardian Property Management.
Frank Parrish – Collier Financial.

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: The quorum requirement of members was met, 49 of the 90 unit owners were present in person or proxy.

Approval of Minutes:

- Kurt Schwammle made a motion to approve the January 11, 2022 Annual minutes as written, Dick Comport seconded the motion and the motion carried unanimously.
- Kurt Schwammle made a motion to approve the January 11, 2022 Organizational minutes as written, Dick Comport seconded the motion and the motion carried unanimously.

Election of Directors:

- The 2023 Board of Director's are: Tim Steidl, Jake Kozinski, Tim Boyle, Erica Young and Connie Carter.

Report of Officers:

- Falling Waters II is in good financial shape and has been on budget for 2022 with excess funds available at year end.
- Insurance increased 20 to 30 percent in 2022.
- If anyone sees an irrigation, home or common ground leak, please report it.
- There is a new landscaper for 2023, EarthWiz.
- Roof Cleaning needs to be done in the future.
- Palm Tree Trimming needs to be done in the future.
- Please be responsible when filling the trash and recyclables.
- Pavers may be in need of cleaning in the future.
- Drainage needs to be looked at through the community.
- Dryer Vent cleaning is the owner's responsibility.
- The Board will be involved with the Master Association.

Report of Committees:

- None.

Unfinished Business:

- None.

New Business:

- Vote on rollover of excess funds: 46–Yes, 0–No. Vote Passed.
- Vote to allow Board to borrow from reserves to pay insurance premiums: 46-Yes, 2-No. Vote Passed.
- Vote to waive legal requirement to have audit: 43-Yes, 4-No. Vote Passed.

Other New Business:

- Tim Steidl discussed with members a new roofing product that may be available in the future for roof replacements that are needed.

Adjournment:

- Meeting was adjourned at 11:59 am. Tim Boyle made a motion to adjourn, Jake Kozinski seconded the motion and the motion carried unanimously.

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