

# **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**

April 21, 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 (Conference Call).

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:**

- Don Schmachtenberg made a motion to approve the March 17, 2023 minutes as written, Sam Gingello seconded the motion and the motion carried unanimously.

### **BUSINESS:**

#### **Roof Cleaning:**

- The roof cleaning project is complete with the \$1,800 amendment for cleaning the walkways and gutters. Dave from Trafford Power Washing is checking the community to make sure everything has been done.

#### **Fountain:**

- The Master Association was contacted to repair the lake fountain.

#### **Island Update:**

- \$13,000 of plantings has been done to date. Roughly \$14,000 allocated dollars for plantings are left for the following 2 years.

#### **Any Other Business:**

- Discussed Rental Policy. Sam Gingello made a motion to change the rental policy to: new owners may not rent their unit for 2 years and must occupy the unit for 6 months of the year for the first 2 years, after 2 years owners may rent 3 times a year with a minimum rental of 30 days each rental, this will be sent to legal for review and document amendment needed, Rick Rivera seconded the motion and the motion went to vote. 4 yes, 1 no. Vote Passed. All owners will be grandfathered prior to the proposed rental policy being approved, if approved.

**Adjournment:**

- Meeting was adjourned at 11:17 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