Place of Meeting
Rodes Park Community Center
West Melbourne, FL

Date of Meeting: February 5th, 2019
Time of Meeting: 7 p.m.

Members Present:
• Russ Schaad – President
• Bill Stewart – Vice President
• Cindy Gabner – Director
• Chris Walcott – Director

The President called the meeting to order 7:07 pm
There were 45 attendees.
Russ thanked everyone for coming.

Rules of the Meeting:
Roberts rules will be used.

As this was the annual meeting, Russ discussed for the new residents how all our board members are volunteers and introduced the present board, the ARC committee, George Tegeler, Dave Schultz, Patti Montemurro, Clay Dumler. Russ also introduced Buster Popovich and his wife Beth who are the election committee. Russ is the liaison between Ecor for the lakes along with Phil Bagwell and Paul Michele. There is a welcoming committee of Joyce Jaeger and Beth Sutliffe. There is a playground committee of Hodge Gamble and Beth Sutliffe. The newsletter committee consists of Cindy Gabner and Ruthe Faust. At the present time there is only one person on the beautification committee, Tara Quigley. Ed Quigley has taken over the website, Russ and the board thanked Dick O’Donnell for the years of handling this job. The landscaping committee needs to be filled. The job description book did not get completed in 2018 but hope that is an accomplishment in 2019. All the candidates for the new board in 2019 introduced themselves, Cindy Gabner, Bill Stewart, Chris Walcott and Barbara Smith. Unfortunately Barbara Smith could not attend due to a City Council Meeting. Buster Popovich was in charge of the election numbers and reported there were 45 present and 39 proxies so enough votes for our new board. Russ Schaad asked if there were any other nominations from the floor. Linda Smura introduced herself and her name was added for consideration. Russ Schaad asked the other new candidate on the ballot Chris Rouse to come forward and introduce himself to the community. Buster reminded voters you are to vote for only 5 board members and fold your ballot and there was a ballot box on the back table. All ballots and proxies were collected. Russ ask each candidate 2 questions
1. Will you uphold the covenants and the bylaws of the HOA?
2. If you were putting in an ARC form yourself would you recuse yourself from the vote?
All candidates answered yes to both questions.

Russ gave a synopsis of the board’s accomplishments for the year:

We acquired the property across from the playground and added this mowing to our R&R contract.
We had some pool pump work done, we had pressure washing done. We had some lake issues and got them corrected along with changing our Lake maintenance company. We had sidewalk repair done. A new vinyl fence was put along Sheridan along with painting. New lights were installed along the wall at the entrance. New street lights were installed (LED). The ARC application was extended to allow pavers in the driveway.

All votes were collected by 7:25 pm

The Official Meeting began at 7:30 pm

Secretary: Cindy Gabner
  1. The minutes from January were sent to all the board members and they had been present on the website.
     Chris Walcott motioned to accept the minutes.
     Bill Stewart 2nd
     Vote: unanimous

Treasurer’s Report: Mike Byorni
  1. Nothing has changed regarding the one homeowner still outstanding from 2016, 2017 and now 2018. All information is in the lawyers hands.
  2. Homeowner dues for 2018; 1 of 194 has not paid. He has been sent updated invoices, as to date, along with late fees, no response.
  3. Invoices for homeowner dues for 2019 were sent out in early January. Checks will be accepted tonight.
  4. The 2018 annual report is available to anyone who wishes to receive a copy, just let Mike know.
  5. An annual audit is required. Mike ask for 2 volunteers for this committee. Please see Mike afterwards if you wish to volunteer.

      Cindy Gabner made a motion to approve the treasurer’s report
      Bill Stewart 2nd
      Vote – Unanimous

PROPOSED ANNUAL 2019 BUDGET
   Ruthe questioned about pest control. Mike advised they are spraying for bugs. An additional line item added for retirees. Stephan Bruckner questioned why as everyone is invited to activities at playground. Cindy Gabner responded that although everyone is invited, the playground is not handicap accessible so in all actuality everyone cannot attend those activities.

The budget for 2019 was approved by the majority.

Committee Reports

ARC: George Tegeler
   George advised there were 2 ARC forms. One had been put on hold, one was approved for paint. For the year there had been 59 ARC forms submitted.
Community Compliance:
Bob Griffin was not in attendance due to health issues. Russ gave a small report for Bob. January we had 16 active violations. 3 first notices were sent from TCB. 4 certified letters were sent. Number of homeowner s who responded was 2. Corrected violations were 5. There are 3 who were previously sent 2nd letters. One has corrected the problem the other 2 have not. It is the board’s responsibility to take action. If the issues are not corrected on Shoshone and Potomac, the board will need to step in as there has been no response at these addresses. Alex Lake stated he is one of these two and that he had called the hotline and got no response.

Lake: Russ Schaad updated that our lakes are our drainage system and is in good condition. Underneath the playground are 2 large pipes that take water out of neighborhood. That is the only place it leaves The Falls. Dave Schultz has been cleaning out manholes etc to make sure no blockages are created. There is a full report from Russ on file. He also wanted to reiterate No Boating of any kind is allowed on our lakes. Fishing is only (catch and release) but access to the lakes on private property is by owner approval only. There are no public access points, only service easements. Tara Quigley asked about the carp in our lakes that she had been told by the Lake Dr. that they are sterilized. Russ said yes they are but they eat which is why they are introduced to your lakes.

Log Book: Bill Stewart had the log book for January. There were a total of 18 calls. 6 calls were regarding the gate codes not working. As of this date all those issue’s had been corrected. A call was for soliciting, Bill made the call to the company and had that stopped. One call was for bodywork on a vehicle in a driveway. Unfortunately by the time this was heard the incident was not longer there. One call was for storm shutters left outside the house. This resident feels he might be being singled out. Three calls regarding the exit gate swung and hit a car. That is being sent over to our insurance company. One call was for a street light not turning off, called a day burner. One call was regarding a dog swimming and a boat in the lake. Bill is working on this situation. Call about swings hanging at 3 homes from trees. Call about an alligator in the lake, as of this date no result from the trapper.

Bill Stewart will keep the book for February if he is still on the board.

Beautification: Tara Quigley did not have a lot to report. She is in need of help changing some of the plants which do not look good. Tara would like help or there needs to be someone handling landscaping which there is no one at the present time. Russ stated next year there must be someone volunteer to help oversee landscaping or there will need to be someone hired from outside the community. Pat Montemurro suggested the man who helped with our landscaping when we redid the front fence be contacted by Tara and they work together? This situation will/must be handled in the coming year by the new board. Two people from the audience offered to help Tara, they will get with her after the meeting. Tara was questioning the mulch along the front fence row along Sheridan. Russ said he has a proposal to present that he purchase 10 bales of pine straw to put out and see how that would look because we have never mulched along the front fence before. It was stated the beautification budget included $1,000 to mulch along the front fence line. Tara also stated said the old lights that were on the ground, some are solar and some are not. She stated she has pulled them out but did not want to cut the cord. Cindy Gabner stated that before Dave had stepped down from the volunteering in the community he had planned on replacing the lights and did not know who had ripped them out. Tara
thinks they look terrible. Dave reported they were put there 10 years ago to help designate the Falls and had been asked for by the residents. Russ said it appears there was a miscommunication as this was actually electrical not beautification. This also will need to be looked into next year as they were installed as a safety issues originally.

**Volunteers:** Ruth Faust had a sheet that she passed around for the coming year. She pleaded to the community to help as last year was the lowest volunteer response we have ever experienced. She also had a sheet regarding the newsletter. It asks questions as; do you wish to receive the newsletter at all, by print copy or a digital copy by email.

**Playground:** Beth Sutliffe thanked everyone in the community for their support of the activities during the past year. There had been the Easter Festival, the addition of the lending library. In June there was a movie night activity. In September there was a game night. In December there were cookies in the park activity including letters to Santa. She said they loved the mailbox and thanked Cindy for that activity. The last activity was the mulch day, spreading mulch at the playground and front entrance area. Next year they are hoping to continue these same events and if anyone had any other ideas they are certainly open to suggestions. They are also hoping to get new picnic tables and get rid of the tables that are presently at the playground and possibly moving those to the purchased Champions alley across the way. Russ advised the lending library has been a great success but does need a latch on the door.

**Welcoming Committee:** Joyce Jaeger visited 11 families this past year. 2 are pending right now. She ask if anyone is present at this meeting that has not been visited please get with her after the meeting.

**New Business:** Estoppels charges are fees we charge when a real estate agent inquires if there are any outstanding bills against a given house. At this time we charge $100 for this report and $250 is allowed. Bill Stewart reported that as the HOA is a business he feels we should charge the most possible for the estoppels fees as we have no other means of money for the community except the yearly HOA fees. Russ ask Mike what the treasurer actually does to submit this report. Mike said there is a form that he is required to fill out. Cindy Gabner stated she would like to see the estoppels fee be raised to $200. That way we would not be the max but we would benefit a bit more than we are at the present time. A resident who is a realtor made the comment that we need to be careful adding fees to buy a home in The Falls. Bill Stewart ask the question would someone really not buy a home in the Falls because a $200 fee was charged for the estoppels.

Cindy Gabner made a motion that our estoppels fee be raised to $200.
Bill Stewart 2nd
Vote: unanimous

Russ stated C and J feed store is charging $5.50 for a bale of pine straw. Russ ask that a motion be made that he can personally go buy 10 bales to lay along the front fence line and see how that is going to look

Bill Stewart made a motion that Russ be allowed to buy 10 bales of pine needles
Cindy Gabner 2nd
Vote: unanimous
Russ Schaad reported that a claim has been filed to our insurance company for the vehicle that was damaged by the gate. Florida Door has reported there is a pressure loop as you pull up to the exit gate. This pressure loop had to be moved back as the wires had broken. It is suspected this might have had something to do with the accident. They gave us a quote to provide us with a new loop and also said we could put in a sensor that would sense a car sitting there and the gate would not close. This option is the cheaper of the 2. Russ will pass this information along to the new board.

Buster Popovich reported that the reason some peoples gate codes were not working is because he had gone through the list of numbers and purged numbers of people who no longer lived in our neighborhood. Unfortunately several people were using old codes from previous owners. Buster ask that Joyce Jaeger include that in her welcoming packet; to contact Buster so he has present owners listed with the gate codes.

The voting results were reported by Buster Popovich

New Board
Cindy Gabner
Chris Rouse
Barbara Smith
Bill Stewart
Chris Walcott

There will be a brief gathering of the new directors.

Russ thanked everyone for attending. He hopes everyone enjoys The Falls as much as he and his wife.

Ruthe Faust questioned the speed in the neighborhood. She is very afraid and feels there should be more speed limit signs. Ed Quigley who was on the board when the additional speed signs came down reported the number of speed signs did not seem to affect the actual speed of drivers. Several people mentioned speed bumps would help.

Pat Montemurro asked that residents who have guests visiting to please make them aware not to block the sidewalks as this is dangerous for handicapped people who must walk around a car to continue walking down the sidewalk. It is also against the law in West Melbourne.

Cindy Gabner made a motion to adjourn the meeting at 8:30 PM.
Bill Stewart 2nd
Vote: Unanimous