

THE FALLS MAINTENANCE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 18, 2020

MINUTES

MEETING PLACE: Bonaventure Town Center Club  
16690 Saddle Club Drive  
Main Floor Conference Room

MEETING TIME: 6:30 p.m.

DIRECTORS PRESENT: Ralph Long, Ray Kass, Scott Beck

DIRECTORS ABSENT: Lynn Steffen

ALSO PRESENT: Meryle & Dana Shaw, Signature Property Mgmt.  
A few Falls residents

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Scott called the meeting to order at 6:32 p.m.

Ralph made a motion to accept the Minutes from the 11/20/19 Annual Membership Meeting, Scott seconded and the motion passed unanimously. Scott made a motion to approve the Minutes from the 12/12/19 Compliance Committee Meeting. This was seconded by Ralph and the motion passed unanimously. Scott made a motion to accept the 2/6/2020 Compliance Committee Meeting as written. Ray seconded and the motion passed unanimously.

Dana stated that Lynn was unable to attend the Board Meeting due to a family emergency, and as such did not have a President's Report. Scott then moved to begin the Officer's Report.

Ralph stated that the Association was performing well financially as indicated by the most current financial reports submitted by Signature. Scott concurred and then moved for Dana to begin his Management Report.

Dana began by deferring to the Board to discuss adding an additional law firm to handle collection matters. Ralph began by stating that having another law firm as an alternate was a good idea as the Association's primary attorney, William McCormick, was generally busy with other matters. Ralph proposed that the Association retain Brough, Chadrow & Levine as the additional Association attorney. One Falls resident had a question, which Scott tabled to the Question and Answer portion of the Meeting and indicated that the Board should vote on the issue once the resident's question was answered.

Dana informed the Board that per their instruction, he researched the idea of having the Association vote on legal matters through an authorized online platform. He indicated that the Association would have to pay \$350 monthly for the service as well as \$750 per voting item. Scott stated that the total extra cost to the Association per year would be approximately \$5,000, and he wished to have this figure included in the Minutes. Ralph made a motion to not adopt any electronic voting at this time. This was seconded by Scott and the motion passed unanimously.

At the request of several residents, Dana indicated that the Board had approved the installation of three park benches throughout the park area in The Falls. One resident commented that the benches were a great addition.

Dana advised that this year's concrete restoration project would involve the removal/repair of approximately one square mile and that this project would commence during the first week of March.

Dana presented a re-roofing proposal to the Board of Directors for the Gatehouse and Pool house as the roofs on these structures were past their usable shelf life. As such, replacing these roofs now would prevent more costly repairs in the future. Moreover, the roofs would be in the best condition possible for the upcoming hurricane

season. He presented a bid from Paletz Roofing (\$23,000), RHI Construction (\$22,982), and Chase Roofing (\$27,500). Dana indicated that although all three vendors are reputable, licensed, and insured, he recommended that Paletz perform the work due to personally being satisfied with many of their projects in the past. Ralph made a motion to select Paletz Roofing to perform the work. This was seconded by Scott and the motion passed unanimously.

The topic of the color of the roof tiles was discussed. Dana brought samples of the top 5 choices selected by the Board. After deliberation, Scott made a motion to approve the Maple Creek Blend roof tile in the "Capistrano" shape. This was seconded by Ralph and the motion passed unanimously. Dana suggested that the Board also choose an alternate in the event the Maple Creek Blend was on backorder. Ralph made a motion to select the Boca Cream tile in the "Malibu" shape. This was seconded by Ray and the motion passed with a vote of 2-1.

The last item on Dana's Management Report was the lettering on the Falls entrance signs. He stated that due to feedback from some of the residents at the last Board Meeting, he obtained a price from Testa Signs to update the entrance signs to look the same as the ones at the beginning of each subdivision. He stated the total cost of updating both monuments would be \$6,420. Ralph made a motion not to approve Testa's bid, and said that the main reason for the subdivision signs being upgraded was due to vandalism. Scott seconded Ralph's motion and the motion passed unanimously. However, they requested that this be included in the Minutes in the event they wished to revisit this issue in the future.

Scott then opened up the meeting to Homeowner Questions and Answers, and stated that all residents were subject to a 3-minute time limit and that respect and courtesy should be shown to the Board and to Signature. The Falls resident who tried to ask a question during the law firm portion of the meeting was given the first opportunity to speak. He asked what kind of debt the Association's attorney would be handling and if The Falls had a debt issue. Meryle stated that currently only one account was at the attorney's office for collection.

Nora Snyder asked if there was a difference in the collection rates for both law firms. Meryle informed her that the current law firm submits invoices throughout the collections process, whereas the new law firm adds their legal fees to the ledger of the resident in collection and then deducts it in its entirety when the delinquency is rectified.

Ralph made a motion to accept Brough, Chadrow & Levine as the Association's additional counsel. This was seconded by Scott and the motion passed unanimously.

Another resident asked the Board when the leaning trees on Falls Boulevard would be removed. Dana explained that the Board had already approved this project, and that work would begin before the hurricane season. However, for practicality reasons, new trees may not be planted until after the 2020 hurricane season is over.

Ena Frixione of 525 Slippery Rock Road addressed the Board to appeal her \$300 parking fine imposed by the Board in January and subsequently upheld by the Compliance Committee on February 6, 2020. She stated that although she has been called in for three hearings and had one fine waived, she felt that the fine was too much for her to afford. Additionally, she stated that the violation would not happen again. Scott asked for a history of the home. Dana stated that aside from the parking issues, her quarterly maintenance assessments were regularly late. Scott made a motion to re-issue a fine for the January parking violation in the sum of \$100. This was seconded by Ralph and the motion passed unanimously.

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Ralph Long, Secretary