

THE FALLS MAINTENANCE ASSOCIATION, INC.
ANNUAL MEETING/BOARD OF DIRECTORS MEETING

December 2, 2020

MINUTES

MEETING PLACE: Via GoToMeeting
Meeting ID – 293-298-621

MEETING TIME: 6:30 p.m.

DIRECTORS PRESENT: Ralph Long, Nora Snyder, Jordanne Spencer, Reza "Ray"
Mohammadi

DIRECTORS ABSENT: None

ALSO PRESENT: Jack, Meryle & Dana Shaw, Signature Property Mgmt.
Attorney William G. McCormick
Twenty-nine (29) homeowners

The Annual Meeting was called to order at 6:37 p.m.

Dana indicated that a total membership of 13 homeowners in person and 16 via proxy were present. Dana asked Attorney McCormick to confirm if this was a sufficient number of homeowners to conduct an Annual Membership Meeting. He stated that as a quorum was defined as 30% of the Membership (181 homeowners), a quorum of the members was not sufficient for the Annual Members Meeting and/or any election of board members to take place.

The Annual Meeting was closed at 6:38 p.m.

The Board of Directors organizational meeting began at 6:38. The existing Board of Directors agreed to serve for the 2020-2021 term and, therefore, remain in office. They further agreed to maintain the same Officer positions for the coming term:

Ralph Long, President / Treasurer
Jordanne Spencer, VP / Secretary
Nora Snyder, Director
Reza "Ray" Mohammadi, Director

They also agreed to continue using Popular Banking Association. Dana congratulated the Board on their positions, and then stated that per the Annual Mailing, all Falls residents were given the opportunity to submit an application to serve on the Board. The Organizational Meeting was then closed at 6:40 p.m.

Ralph then indicated that there was no Board business, and that the meeting could be opened to Homeowner Question and Answer.

Aaron Schwartz asked about the status of the Reserve Accounts for the Association. He said that although he saw the Reserves being funded, it was not mentioned as to how much the Association has accrued, and was worried about a potential Special Assessment. Ralph stated that there are 2 Reserve accounts (Storm and Capital Expenses), and asked Dana for an estimate as to how much the Association had in the Capital Expense Account. Dana replied that currently, there was approximately \$340,000 for Capital Improvements. Aaron Schwartz recommended this figure be published with the Budget. Ralph stated it would be considered by the Board.

Marc Weiss had questions about the 2021 Budget, specifically the line item for "Telephone", which was budgeted at \$10,000 for 2021. Dana replied that the Association has several phone and internet accounts, which are paid monthly. These accounts allow the Association to run all of their surveillance cameras, as well as provide internet services for the Gatehouse Database as well as phone lines. Marc was satisfied with this answer.

Marc Weiss then asked why the Gatehouse Attendant line items was budgeted at \$195,500. He stated this translates to Signature charging approximately \$22 per hour. Nora stated this hourly cost incorporates several different expenses relating to the Gatehouse, which included the hourly rate for Attendants, payroll taxes, insurance, and other items. She said that she was comfortable with the rate that Signature was charging.

Marc Weiss then asked why the Board has not chosen to incorporate an automated system as opposed to having a "manned" Gatehouse. Ralph said that although this is something the Board could consider, it would not be done at this meeting. Ralph further stated that the Gatehouse Attendants are performing their job in accordance with the Board's directives, and the Board allows the attendants to make decisions based on the circumstances and common sense. Ed Radosh added that if the "manned" Gatehouse was removed, it would more than likely decrease the values of the homes in The Falls.

Andy Reisman then asked what the Board's current stance was regarding pickup trucks. The Board deferred to Attorney Bill McCormick to answer. He clarified that the Board did not create the truck rule. That rule is part of the Covenants of the HOA which were originally written and implemented by the Arvida Corporation who developed The Falls. Bill further advised that the HOA documents also explain what is required to change the Covenants which is that 75% of the Association Members (homeowners) must agree to any proposed change. He pointed out that attempts to get the necessary support for making a change to the truck rule have occurred several times over the years but that these past efforts failed to gather the necessary support to effect a change.

Silvina Canale addressed the Board regarding an ongoing Gatehouse issue, and that Dana was "rude" during their most recent interaction, and felt she was being "ignored" when her complaints about the Gatehouse Attendants were received. Dana explained the entire situation to those in attendance, and informed everyone that although Signature can receive voicemails at any time, if they are left after business hours, a reply would not be forthcoming until the next business day.

Aaron Schwartz asked the Board to consider re-installing the automated keypad system at the visitor lane in case the gate needs to be un-manned for any reason, including tropical events. Jack replied that the City of Weston is responsible to issue an order as to when the gatehouse should be closed and the gate arms removed. Once this order is issued The Falls (and all communities in Weston) must comply. Ralph added that this could be something the Board would consider in case of other events which would require the Gatehouse to be without personnel.

Ed Radosh asked the Board to implement the "3-minute rule," which allows homeowners to only speak for up to 3 minutes. Ralph appreciated Ed's recommendation, but stated that as long as he was President, this rule would not be enforced unless necessary.

Pankaj Maskara expressed his gratitude to the Board, and stated he has a better understanding as to how things in the community happen after attending this Board Meeting.

With no further business, Ralph made a motion to adjourn the Meeting at 7:26 p.m. This was seconded by Nora and the motion passed unanimously.

Respectfully submitted,



Jordayne Spencer – Vice President / Secretary