

THE FALLS MAINTENANCE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 2, 2020

MINUTES

MEETING PLACE: Via Zoom – Meeting ID 846 325 0211 / Password Falls500

MEETING TIME: 6:30 p.m.

DIRECTORS PRESENT: Lynn Steffen, Ralph Long, Ray Kass, Scott Beck, Nora Snyder

DIRECTORS ABSENT:

ALSO PRESENT: Meryle & Dana Shaw, Signature Property Mgmt.
Over 40 Falls residents

Dana called the meeting to order at 6:30 pm and explained the process of how the Zoom meeting would be conducted as it was a new format for the Board and for the Association. He reminded everyone of the time limit associated with the Zoom account. He then informed the meeting that four candidates had expressed interest in joining the Board of Directors, and turned the meeting over to Lynn.

Lynn informed the attendees that four candidates had been considered for a vacated position on the Board, and after reviewing the candidates, Lynn made a motion to nominate Nora Snyder to the Board of Directors. This was seconded by Ralph and the motion passed unanimously. Nora was welcome to the Board by the existing Board as well as Signature Property.

Lynn made a motion to accept the Minutes from the 2/18/20 Board Meeting as written. Ralph seconded and the motion passed unanimously. Ralph then requested that the approved Board Meeting Minutes be posted on The Falls website. Dana stated he would do so.

Dana then asked the Board to consider a matter for attention and indicated that due to the COVID-19 pandemic, graduations were now being held by utilizing a mobile DJ as well as have a parade of vehicles travel throughout the community. He requested the Board's approval so this could be done in The Falls. Lynn made a motion to approve the parade. This was seconded by Ralph and the motion passed unanimously.

The meeting was then opened up to Homeowner Questions and Answers.

Vito Candela stated that since the COVID-19 situation began and the Board relaxed the enforcement of overnight parking enforcement, there has been a significant increase in violations. Lynn made a motion to continue relaxing the overnight parking enforcement for the next 30 days, at which point it would be reconsidered by the Board. This was seconded by Ralph and the motion passed unanimously.

Eliseo Rosiles asked the Board what steps were needed in order to install hurricane impact windows on his home. Dana advised him to contact Signature's office or email Dana directly, and he would be provided with all of the pertinent information.

Jordanne Spencer appreciated the Board's approval for the graduation parade, but stated that the parade took place earlier in the day, and that the subject was no longer an issue. She then asked when the pool would be re-opened and if volunteers could be considered to monitor the pool for the Association. Lynn stated it was a liability to do so, but would do more research. Jordanne then asked the Board about the parameters of being selected for the Board of Directors. Ralph explained the procedure of appointing a member for a vacant position.

Marc Weiss asked the Board about their position regarding updating the entrance signs to the community as other developments had updated their signage. Dana explained that the Board had received a price and it was discussed

at the last Board meeting. Ralph stated that at the time, the Board did not deem the project necessary. Dana asked if the Board wished to reconsider the signage. Lynn tabled this discussion to the next meeting.

Marc also asked when a truck parked in the basketball court parking lot would be moved. Dana stated the truck belonged to the community's arborist and that the truck would be removed by the end of the week.

Carlos Puche addressed the Board and stated that parking enforcement should be monitored, and that residents should be better about their parking. Lynn stated this information can be put on the community's website. Mr. Puche then stated that community decisions should be decided by the community and not its Board. He then addressed his complaints about the gatehouse attendants, and that a new security company should be considered. Lynn stated that Board would look into the matter.

Cindy Baldwin thanked the Board for their consideration of virtual meetings and volunteered to donate her company's Zoom account information so the Association would not face the time limits for meetings going forward. She then asked what would need to be done to have pickup trucks allowed in The Falls. Lynn stated that several years ago, this issue was addressed and at that time, the necessary number of homeowners to amend the Documents was not achieved.

During a further discussion of the pickup truck issue, the Zoom time limit for the Association's meeting was exhausted, resulting in the meeting being concluded at 7:10 PM.

Respectfully submitted,

Ralph Long, Secretary