

Centra Falls Homeowners Association, Inc.
C/O Association Management Partners, LLC
2436 N Federal Hwy, STE 205
Lighthouse Point, FL 33064-6854
info@AMP-Florida.com

Notice Date: Friday, August 22, 2025

NOTICE OF MEETING

Date & Time: Tuesday, August 26, 2025 @ 7:00 pm, local time
Location: Website: <https://zoom.us>
Meeting ID: 841 9401 3265
Meeting PC: 291 467
Phone #: +1 (305) 224-1968

AGENDA

1. Call or Order 7:06 pm
2. Notice of Meeting Posted @ Property, website, etc.
3. Quorum of Board Members: Bill (P), Enid (D), Christian (VP), Yllen (S), Dwight (T)
4. Members Present: 12430 NW 17TH CT, 12472 NW 17TH CT, 12433 NW 18TH CT, 12417 NW 18TH CT, 12441 NW 18TH CT, 12471 NW 17TH CT, 12421 NW 18TH CT, 12446 NW 17TH CT, 12444 NW 17TH MNR, 123458 NW 17TH CT
5. Address from Board President regarding board members being volunteers, not receiving any benefit for the job they do. Dues/income/budget. The Association is like a senior citizen where items must be in an approved budget.
6. Previous Meeting's Minutes
7. Current Business:
 - a. 558 Litigation – Attorneys are handling (in mediation) – Other side meeting.
 - b. Pool Repairs – Permits are applied-for
8. New Business
 - a. Landscaping – Manager to share ARC Standard with Board to consider adoption for river rocks, plants, sprinkler requirements, weed barrier.
 - b. Pressure Washing – After hurricane season, of course

- c. Hurricane Prep

9. Member Concerns

- a. Communications person on the board
- b. Committees
 - i. Landscaping – Charge them with looking at the areas of the community that need replacements and get quotes for replacement. Start with over-arching ideas (what plants, materials are acceptable and then apply them to areas and prioritize the areas that need work.)
 - ii. ARC — Architectural Review Committee
 - iii. Security
 - iv. Social
 - v. Violations
- c. 9 yrs since community was built.
- d. Set up priorities for areas that need attention.

10. GYM AIR CONDITIONER

- a. Additional Quotes — Get prices for repair and replace

11. Next Meeting

- a. THU 04 SEP 2025 @ 5:30 pm to adopt Committee Charters

12. Adjournment

- a. Motion to adjourn by P; Second by S; Ojections: None; Meeting adjourned at 8:32 p.m., local time.

Gym A/C Unit

Repair = \$3,945.00/1 yr warr

Replace = 9,000.00 / 5-yr warr

8/26/25, 6:14 PM View Invoice :: Skynova.com

Rubeg's Services LLC
8 S Price ST Lake Worth, Florida 33461

Mr.Vova
Proposal

INVOICE

Invoice # 0000035
Invoice Date 08/26/2025
Due Date 08/26/2025

Item	Description	Unit Price	Quantity	Amount
Service	evaporator coil cleaning	500.00	1.00	500.00
Service	duct work cleaning	545.00	1.00	545.00
Product	New condenser Coil + Labor	2900.00	1.00	2,900.00
Product				

NOTES: Proposal for Ac repair and duct cleaning

Subtotal	3,945.00
Total	3,945.00
Amount Paid	0.00
Balance Due	\$3,945.00

<https://www.skynova.com/viewInvoice.php?c=74284245>

1

8/26/25, 6:07 PM

View Invoice :: Skynova.com

Ruben's Services LLC
S S Price ST Lake Worth, Florida 33461

INVOICE

Mr.Vova
Proposal

Invoice # 0000035

Invoice Date 08/26/2025

Due Date 08/26/2025

Item	Description	Unit Price	Quantity	Amount
Service	new Unit	9000.00	1.00	9,000.00
Service	duct work cleaning(Included)			
Product	New UV light (Included)			
Product	New Thermostat (Included)			

NOTES: Proposal for new AC Unit with,new UV light ,Thermostat and duct cleaning and sanitation included

	Subtotal	9,000.00
	Total	9,000.00
	Amount Paid	0.00
	Balance Due	\$9,000.00