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: <a href="https://zoom.us">https://zoom.us</a>

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 17<sup>TH</sup> CT, 12472 NW 17<sup>TH</sup> CT, 12433 NW 18<sup>TH</sup> CT, 12417 NW 18<sup>TH</sup> CT, 12441 NW 18<sup>TH</sup> CT, 12471 NW 17<sup>TH</sup> CT, 12421 NW 18<sup>TH</sup> CT, 12446 NW 17<sup>TH</sup> CT, 12444 NW 17<sup>TH</sup> MNR, 123458 NW 17<sup>TH</sup> 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

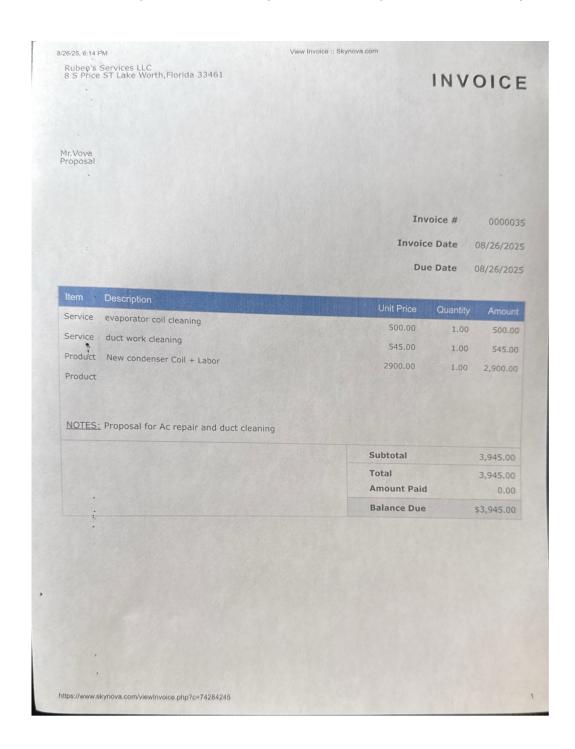
a. Additional Quotes — Get prices for repair and replace

### 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 at8:32 p.m., local time.



# INVOICE

Mr. Vova Proposa

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)		2.00	3,000.00
Product	New UV light (Included )			
Product	New Thermostat ( Included )			
	and the state of t			
NOTĖS:		fuct cleaning as	nd conitation	
	Proposal for new AC Unit with,new UV light ,THermostat and o		nd sanitation	included
		duct cleaning ar Subtotal	nd sanitation	included 9,000.00
NOTĖS:			nd sanitation	
		Subtotal		9,000.00