

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

Notice Date: Monday, March 23, 2026

NOTICE OF MEETING

Date & Time: Wednesday, March 25, 2026 @ 7:00 pm, local time
Location: Website: <https://zoom.us>
Meeting ID: 841 9401 3265 / Meeting PC: 291 467
Phone #: +1 (305) 224-1968

1. Call to Order
2. Notice of Meeting
3. Quorum of Board Members
4. Members Present
5. Previous Meetings Minutes — 25 FEB 2026 (*attached*)
6. Committee Reports
 - a. Landscaping Quotes – Priority areas for manager to get quotes:
 - i. Along NW 124TH TER
 - ii. North side of main entry
 - iii. Back side of 17TH CT
 - iv. Pavers – Trip Hazards
7. Current Business
 - a. SFWMD Status – Dwight
 - b. Guest Parking Enforcement
 - c. FEB 2026 Financials
 - d. Gym Status
 - e. Sod Status
8. New Business
 - a. Collections
 - b. Code Violation (*Extended to 20 May 2026*)
9. Next Meeting
10. Adjournment

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MEETING MINUTES

Date & Time: Wednesday, February 25, 2026 @ 7:00 pm, local time
Location: Website: <https://zoom.us>
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Phone #: +1 (305) 224-1968

11. Call to Order 7:03 pm
12. Notice of Meeting
13. Quorum of Board Members P, VP, S, D
14. Members Present
15. Previous Meetings Minutes Motion to waive reading and accept into record.
16. Committee Reports
 - a. Landscaping – Priority areas for manager to get quotes:
 - i. Along NW 124TH TER
 - ii. North side of main entry
 - iii. Back side of 17TH CT
 - iv. Pavers – Trip Hazards
 - b. Fining
 - c. Social
 - d. SFWMD Status – Dwight
17. Current Business
18. New Business
 - a. Gate Entry System Quote — Tabled pending quotes.
 - ~~b. Landscaping Replacements~~
 - c. Parking Pass Contract — Mgr doing interviews with lot monitors & towin co.
 - d. Premium Landscaping quote #394 — Motion to approve \$1,900.00; if vendor will meet that price. Adopted.
 - e. JAN 2026 Financials
 - f. Parking Rules & Regs Adopted on voice vote.
 - g. Draft of gym plan Motion to approve plan plus \$200 for new bench; Adopted.
 - h. Collections – Clear to send the three (3) that are outstanding by more than 2 months to attorneys.
19. Next Meeting WED 25 MAR 2026 @ 7:00 pm
20. Adjournment Motion to adjourn at 8:13 pm adopted via voice vote.