

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: Monday, February 23, 2026

NOTICE OF MEETING

Date & Time: Wednesday, February 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
6. Committee Reports
 - a. Landscaping
 - b. Fining
 - c. Social
 - d. SFWMD Status – Dwight
7. Current Business
8. New Business
 - a. Gate Entry System Quote
 - b. Landscaping Replacements
 - c. Parking Pass Contract
 - d. West Entry for Pool (Quote review only)
 - e. JAN 2026 Financials
 - f. Parking Rules & Regs
 - g. Draft of gym plan
 - h. Collections
9. Next Meeting
10. Adjournment

MINUTES
January 21, 2026 @ 7PM

1. Call to Order 7:01 pm
2. Notice of Meeting Posted to board and published to website
3. Quorum of Board Members Bill (P), Dwight (T), Enid (D), Yllen (S)
4. Members Present None
5. Previous Meetings Minutes
 - a. Minutes from: November 13, 2025
 - i. Motion to waive reading and adopt, adopted on voice vote.
 - b. Minutes from: December 17, 2025
 - i. Motion to waive reading and adopt, adopted on voice vote.
6. Current Business
 - a. Gym Equipment
 - i. Need a budget
 - ii. Manager will put together a BowFlex Order for board approval.
 - iii. Donation received yesterday of two adjustable dumbbells.
 - b. Parking Enforcement
 - i. Parking Pass - \$150.00 / month with lot monitoring
 - ii. Recommend a limit to 14 hours per vehicle per year
 - iii. Recommend enforcement hours 5pm – 5am
 - iv. Motion to approve ParkingPass as guest parking monitor. Motion adopted on a voice vote. Manager authorized to sign contract after board direction via email.
 - c. Committees
 - i. Landscaping – Include roots in the pavers and status.
 - ii. Fining
 - iii. Social — Holidays went great, possibly again for Valentine’s Week. The Committee will meet and plan a calendar and try to do something quarterly.
 1. Budget for decorations & refreshments.
7. New Business
 - a. South Florida Water Management District (SFWMD)
 - i. Permit Transfer
 - ii. Pipe Repair Sections identified
 - iii. Pipe Repair Sections bids / plans
 - iv. Pipe Repair Sections permit closed
 - v. Meeting on 03 FEB 2026 for Matt & Dwight

- vi. Extension request was granted to 03 JAN 2026 for work to be completed. Additional extensions needed.
- vii. Some of the videos show quite a bit of damage. Letter to Gyna Jamaica @ SFWMD with schedule of expected (realistic) dates for benchmarks:
 - 1. Go out to bid with engineer w/pricing for services [3 civil engineers, replacement of sections / or pipe-bursting];
 - 2. Shamsie's Engineering Report

b. Collections

- i. FEB 21, 2026 will be the date for review.

8. Member Concerns / Issues

9. Next Meeting Wednesday, February 25, 2026 @ 7:00 pm

10. Adjournment Motion to adjourn adopted at 7:38 pm