

Centra Falls Homeowners Association, Inc.
1800 NW 124th Ter
Pembroke Pines, FL 33028

Notice Date: Friday, August 7, 2026

NOTICE OF MEETING

Date & Time: Monday, August 10, 2026 @ 6:00 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. Quorum
3. Board Members Present:
4. Members Present:
5. Disposition of previous meeting minutes:
 - a. June 4, 2026
 - b. July 30, 2026
6. Current Business:
 - a. Painting Status
 - b. Paver Repairs
 - i. Walkways
 - ii. Driveways – to be scheduled after hurricane season
 - c. Landscaping Replacements & Repairs
 - i. Ferns coming out between homes on 17TH CT & 17TH MNR
 - ii. Clusias along NW 124TH are being installed
 - iii. Entry landscaping is next (approved in March)
 - iv. Driveway quote was requested
 - d. Irrigation System
 - i. Rust inhibitor – *completed*.
 - ii. Deep system check – repairs were repaired.
 - iii. Some significant repairs came up on 8/6 and were approved by management. \$500 - \$600 in value.
 - e. 12444 NW 18TH CT Roof was added to repair list for vendor with tiles.

- f. Stormwater repairs
 - i. Manager to send request to SFWMD requesting extension of 30 days.
 - ii. Warranty question is before Inliner Solutions.
 - iii. Manager sent contract to Association attorney for review.
 - iv. Budget amount – adjusted for dewatering – is now \$299,451 in the aggregate. (Dewatering was \$15,058.00)
- 7. New Business
- 8. Next Meeting
- 9. Adjournment

Centra Falls Homeowners Association, Inc.
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MEETING MINUTES

Date & Time: Wednesday, June 04, 2026 @ 5:30 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 5:32 pm
2. Quorum
3. Board Members: I. Pacheco, Y. Lopez, E. Stulz, C. Duarte
4. Members Present: D. Sosa, G. Rivera-Morales, S. Lopez, N. Reid-Mills,
5. Previous Meeting's Minutes: April 22, 2026
 - a. Motion to waive mtg mins and approve. Adopted on voice vote.
6. Current Business
 - a. Paver Repairs
 - b. SFWMD Permit / Pipe Repair Status
 - i. Motion to approve engineering quote from Kimley Horn (attached.) \$18,500.00 to come from Settlement Account. Adopted on voice vote.
 - ii. Motion to approve Aqualis quote for scoping of 12" lines, \$3,250.00 to come from Settlement Account. Adopted on voice vote. No objections.
 - iii. Aqualis dewatering quote was high.
 - iv. Permission to move funds from Settlement Account to Operating Account. (\$21,750.00.); Unanimously approved by present board members.
 - c. Guest Parking Enforcement — Tabled until further notice.
 - d. Gym Status
 - e. Collections Status
 - i. NO ACCOUNT is past due more than 60 days at this time.
 - ii. Legal Fees the Association incurred total \$2,294.72. Okay to pay? Yes.
7. New Business
 - a. IRRIGATION SYSTEM (Rust Issue).
 - b. ACH PAYMENT COSTS — \$1,313.40 to Management for ACH Payment fees. Approved.
 - c. AUTO PAYS – No objections.
 - d. CHASE BANK Reviewer Access.
8. Member Concerns
 - a. 12451 NW 17TH CT — Sprinkler concerns (Only heard if Member is present.)
 - i. Sprinklers were broken; New car was completely covered in rust. Member asks for reimbursement for detailing of vehicle.
 - ii. New furniture @ pool last year // people standing on tables to open umbrellas. // Look at alternate umbrellas?
 - b. Santy Lopez 12444 NW 18TH CT – Roof concerns; manager addressed; will email Member in next 2 hours.
9. Set next meeting — TBD based upon 12" pipe videos pending vendor selection.
10. Adjournment — 6:37 pm on voice vote

Centra Falls Homeowners Association, Inc.
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Notice Date: Tuesday, July 28, 2026

MEETING MINUTES

Date & Time: Thursday, July 30, 2026 @ 6:00 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 6:04 pm
2. Quorum
3. Board Members Present: P, S, T, D
4. Members Present: Nicola Reid-Mills, Leonette Kemp
5. Current Business:
 - a. Aqualis Contract Review
 1. Deadline is 9/30/2026 with SFWMD
 2. Will take roughly a month.
 3. Some streets; no equipment left in-place. Street closures from 8am – 6pm; equipment parked in guest parking.
 - a. (Full schedule will be available.)
 - b. Camera and clean to see that the pipes are ready for pipe liner. Liner will be installed and then heated to lock it into place and make it rigid.
 - c. Grouting for pavers.
 - ii. Logistics with painting (*Notes above.*)
 - iii. Possibly shutting down streets during work (*Notes above.*)
 - b. Motion to approve board President to execute the agreement subject to dewatering being added (included at current price) and attorney review. Adopted on voice vote.
 - i. Dewatering language to be added.
 - ii. Warranty language should be added.
 - c. Motion to release all funds (including contingency, permitting, et. al.) subject to contract execution by the Board President. Adopted on voice vote.
 - i. \$281,107.00
 - d. Prepare post for the website and chat board to include schedule and information about how / where to park and how to access the community.
6. Next Meeting: Monday, August 10, 2026 at 6:00 pm
7. Adjournment 6:48 pm