

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: Wednesday, April 22, 2026

NOTICE OF MEETING

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
2. Quorum
3. Board Members Present:
4. Members Present:
5. Previous Meeting's Minutes: April 22, 2026
6. Current Business
 - a. Paver Repairs
 - b. SFWMD Permit / Pipe Repair Status
 - c. Guest Parking Enforcement
 - d. Gym Status
 - e. Collections Status
7. New Business
8. Member Concerns
 - a. 12451 NW 17TH CT — Sprinkler concerns (Only heard if Member is present.)
9. Set next meeting
10. Adjournment

Meeting Minutes

April 22, 2026 Meeting at 7:00 pm

1. Call to order 7:16 pm
2. Quorum YES
3. Board Members Present: Y. Lopez, E. Stulz, D. Mills
4. Members Present: Alex, Igor, Juan, Opal
5. Previous Meeting's Minutes: March 25, 2026
 - a. Motion to waive reading and approve. Unanimously adopted on voice vote.
6. Current Business
 - a. Pavers - \$56,000 approved on 3/25/2026
 - b. SFWMD Permit / Pipe Repair Status
 - c. Guest Parking Enforcement
 - d. Gym Status
 - e. Sod Status 
 - f. Collections Status
 - g. Code Violations 
 - h. Painting – Quote reviews
 - i. \$205K with Latitude Paint + 2 yr workmanship warranty
7. New Business
 - a. Open Board Seat & Officer Selection
 - i. Board Nominations:
 1. Nomination of Igor by Yllen, Second by Dwight, no objections.
 - ii. (P) — Y. Lopez
 - iii. (VP) — C. Duarte
 - iv. (S) — E. Stulz
 - v. (T) — D. Mills
 - vi. (D) — I. Pacheco
8. Member Concerns
 - a. Andrew Trumbach —
 - i. Umbrellas look cheap;
 - ii. Keep having dog feces all over the development; (Near cameras by guest parking.)
 - iii. Guest Parking
 - b. Opal Ilgner —
 - i. Landscaping concerns
 - ii. Maintenance tech – walking through front patio and broke plants.
9. Set next meeting

- a. Wed, May 20, 2026 @ 7PM
- 10. Adjournment
- 11. Motion to adjourn at 8:12 pm on voice vote.

APPROVAL:

Yllen Lopez
Secretary of the Board

Date