

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, October 20, 2025

NOTICE OF MEETING

Date & Time: Wednesday, October 22, 2025 @ 6:00 pm, local time
Location: Website: <https://zoom.us>
Meeting ID: 841 9401 3265
Meeting PC: 291 467
Phone #: +1 (305) 224-1968

AGENDA

1. Call to Order 6:09 pm
2. Notice of Meeting
3. Quorum of Board Members P, D, S, VP, T
4. Members Present A. Tejada., Luis Felipe
5. Previous Meetings Minutes
 - a. 04 SEP 2025 Minutes
 - i. Motion to waive reading and adopt by P; Second by VP; Objections: None; Motion Adopted.
 - b. 03 OCT 2025 Minutes
 - i. Motion to waive reading and adopt by S; Second by P; Objections: None; Motion Adopted.
6. Current Business
 - a. Gym A/C – Completed, paid-in-full
 - i. Company should be on maintenance 2x/yr.
 - b. Committee Review – Fining Committee (Violations)
 - i. Luis Felipe Leal
 - ii. Martin Mendez
 - iii. Manager to inquire with A. Moran, I. Pacheco
 - c. Lease Renewal – 12418 NW 17TH CT
 - i. Secretary proposes renewal of 6 months to evaluate compliance.
 - ii. Director: Not a new behavior
 - iii. Options: (1) Approve 1 yr lease; (2) Approval similar to stipulated agreement (e.g. “If they violate guest parking docs, they would

automatically surrender their occupancy approval and remove within thirty (30) calendar days.”); (3) Other options as well; (4) Just tow the vehicle;

- iv. Manager to get guest parking signs; QR Codes with ASAP Proposal;
- v. Directions to Manager: Authorize lease renewal, but stipulate that the vehicles will be towed and lease may be renewed.

7. New Business

- a. 2026 Budget to include (i) Pressure Washing; (ii) New Gym Eqpt Lease.
 - i. Signs for guest parking. Barcodes for vehicles from ASAP.
 - ii. Other suggestions:
- b. Attached Invoice from Florida Sol.
 - i. Manager to get clarification from Joseph Miles as well as Mike Shamsie from Landmark Engineering.
- c. Committee Volunteers / Assignments.
 - i. N/A
- d. Pool Pavers
 - i. 980 SF @ \$5,800.00 — *Previously approved*
 - ii. 2180 SF @ \$13,000.00
 - iii. 3724 SF @ \$18,827.00
 - iv. Reassess after completion and then obtain more quotes if necessary.
- e. 12421 NW 18TH CT – ROOF REPAIR
 - i. Manager to get verbal opinion from attorneys.

8. Member Concerns / Issues

- a. Renzo for Fining
- b. J. Foster to be added to be Fining

9. Next Meeting THU 13 NOV 2025 @ 7:00 pm via Zoom – Budget Review

10. Adjournment Motion to adjourn by VP; Second: P; Opposed: None; Meeting adjourned at 7:27 pm.

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MEETING MINUTES

THU 04 SEP 2025 @ 5:30 pm, local time via Zoom.US.

1. Call to Order 5:35 pm
2. Notice of Meeting Posted, Emailed, Website
3. Quorum of Board Members: Enid Stulz, Bill Eber, Yllen Lopez
4. Members Present: Separately listed
5. Previous Meeting's Minutes
 - a. May 14, 2025 Minutes
 - i. Motion to waive reading and adopt into the records of the Assn.
 1. Motion adopted on a voice vote
 - b. August 26, 2025 Minutes
 - i. Motion to waive reading and adopt into the records of the Assn.
 1. Motion adopted on a voice vote
6. Current Business
 - a. Gym A/C Unit Repair / Replace
 - i. Quote #1 – Repair (Ruben's Services, LLC) \$3,945.00
 1. 1-year warranty
 - ii. Quote #2 – Replace (Ruben's Services, LLC) \$9,000.00
 1. 5-year warranty
 - iii. Quote #3 – Replace (Ruben's Services, LLC) \$5,800.00
 1. 5-year warranty, includes ductwork cleaning and tax
 2. \$700 permit fee
 - iv. Quote #4 – Replace (E&H Services, LLC) \$4,450.00+tx
 1. 5-year warranty
 2. \$700 permit fee
 - v. Quote #5 – Replace (LaGorge A/C Systems Corp) \$4,700.00+tx
 1. 5-year warranty
 2. \$700 permit
 - b. MOTION to accept QUOTE #3 (from above) by President for complete replacement of Gym A/C and disposal of same by President; Second: Secretary; Opposed: None; Motion adopted.

- c. MOTION to authorize manager to sign off on permits for A/C Replacement by President; Second: Secretary; Objections: None. Motion adopted.
- 7. Pool – Closed. Chains are on the gates around the pools. The water is draining. The access system has locked out all owners from the gym and pool areas. 30 days to finish everything up ***depending upon good weather***. Landscapers are notified for pavers replaced. Ricky (maintenance tech) is going to email with quote for gym updates and cleaning.
- 8. New Business
 - All Charters are attached.*
 - a. Review of Committee Charter — Architectural Review Committee (“ARC”)
 - i. **Alejandra Tejada**
 - ii. **Dwight Mills**
 - b. Review of Committee Charter — Fining Committee
 - c. Review of Committee Charter — Landscaping Committee
 - i. **Opal Ilgner**
 - ii. **Yllen Lopez**
 - ~~d. Review of Committee Charter — Security Committee~~
 - e. Review of Committee Charter — Social Committee
- 9. Member Concerns
 - a. ***Communicate with Members about violations being complaint-driven.***
 - b. ***In-Person Meeting***
 - c. ***Helpful regarding financials – Various elements each month***
- 10. Next Meeting — October (Budget Review); November (Budget Adoption)
- 11. Adjournment
 - a. **Motion to adjourn by P; Second by S; Objections: None; Meeting adjourned at 6:48 pm.**

MINUTES

APPROVED: _____ DATE: _____

Yllen Lopez as Board Secretary

Architectural Review Committee “ARC” Charter

1. Authority.

The ARC is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc. (the “Association”) on the Adopted date (above).

2. Purpose.

- a. To review the requests by Owners of the Association to make improvements, modifications to their homes within the scope of the Documents of the Association.
- b. To work with management in enforcing provisions of the Documents of the Association related to improvements and modifications through enforcement actions.
- c. To ensure the continuity and consistency of the architectural elements of the Association.

3. Membership.

- a. **Members.** There shall be no more than seven (7) Members and no fewer than three (3) Members of the Committee.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

4. Meetings.

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.

5. Powers Granted.

- a. Review requests by Members, review the Documents of the Association and determine whether a request may be approved assuming that every Unit Owner will do the same thing.
- b. Review standards of the Association and make recommendations to the Board of Directors.
- c. Refer violations of the Architectural Standards to the Fining Committee for review. This may include working with Members of the Fining Committee.
- d. The ARC **MAY** request violation(s) be cited by management.

6. Powers Prohibited.

- a. No Architectural Modification that is inconsistent with the Documents of the Association, or that is not made in good-faith, or that is not equitable to other homeowners, or that will result in a decrease in home values shall be approved.
- b. No one (1) Member may ever grant an approval to a homeowner.
- c. The ARC may **not** levy fine(s) against a Unit in Violation, however, the ARC does retain the ability to deny hearing for any modification unrelated to an open Violation.

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124TH TER, PEMBROKE PINES, FL 33028 (hereinafter "Association") does hereby vote to adopt the charter of the ARCHITECTURAL REVIEW COMMITTEE of the Association.

MOTION: [Director](#)
SECOND: [Secretary](#)
OBJECTION(s): [None](#)
THE CHARTER IS: [Adopted](#)

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

•

The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS _____ day of September, 2025:

Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	04 SEP 2025
Amended:	No amendments
Adopted:	04 SEP 2025

Fining Committee Charter

1. Authority.

The Fining Committee (the “Committee”) is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc., 1800 NW 124TH TER, Pembroke Pines, FL 33028 (the “Association”) on the Adopted Date.

2. Purpose.

To work with the Association’s Board of Directors and Management to identify violations of the Association’s Documents and achieve remedy through noticing and enforcement action. **The goal is compliance.**

3. Membership.

- a. **Members.** There shall be no more than five (5) Members and no fewer than three (3) Members of the Committee. No Member of the Committee may be a Board Member or the spouse or immediate family member of a Board Member. No Member of the Committee may cohabitate with a Board Member.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

4. Meetings.

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.
- b. Hearings and Special Meetings where fine(s) may be applied to a ledger require a two (2) week advance notice to Member(s) who may be receiving fines with specific noticing to those Members.

5. Powers Granted.

- a. Request violation(s) be cited by Management.
- b. Levy fines for unresolved violations that were cited by management.
- c. Determine whether a fine was proper.
- d. Determine whether a remedy was achieved.
- e. The Committee shall have the power to determine a fine was not proper.

6. Powers Prohibited.

- a. The Committee ***may not*** reduce a fine. That authority rests solely with the Board of Directors.
- b. The Committee's authority is solely to enforce the Association's Documents. **THE COMMITTEE IS ENJOINED FROM CITING VIOLATIONS OF ANY ACT, LAW, STATUTE, ORDINANCE OR CODE. ENFORCEMENT OF THOSE PROVISIONS MUST BE DELEGATED TO THE PROPER ENFORCEMENT BODY WITH PROPER JURISDICTION.**
- c. Any violation(s) or fine(s) against a Unit owned by an ACTIVE DUTY MILITARY MEMBER with Homesteaded Property who is on a MILITARY DEPLOYMENT are to be carefully scrutinized.

NOTICE TO ALL OWNERS:

As the work of the FINING COMMITTEE may impact the financial obligation(s) of your home, either you (if you are listed as an owner on the Broward County Property Appraiser's website – BCPA.net) or an Attorney who is a Member of The Florida Bar Association and in good standing therewith shall be permitted to appear before the Fining Committee. *(The Association will not look at the 'husband' or 'wife' designation on a Deed/Title as no proper legal name is included to establish standing.)*

NOTICE TO CORPORATIONS AS OWNERS:

As the work of the FINING COMMITTEE may impact the financial obligation(s) of the Unit your Corporation Owns, only those persons who are listed as Managers, Members or Manager-Members of the Corporation on its official filing or an Attorney who is a Member of The Florida Bar Association and in good standing therewith shall be permitted to appear before the Fining Committee

NOTE:

Any decision rendered by the Fining Committee may be appealed to the Board of Directors. Appeal requests can be mailed to the Management as indicated on the Notice of Violation or in the Fining Notice, if applicable.

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124TH TER, PEMBROKE PINES, FL 33028 (hereinafter "Association") does hereby vote to adopt the charter of the FINING COMMITTEE of the Association.

MOTION:	Director
SECOND:	Secretary
OBJECTION(s):	None
THE CHARTER IS:	Adopted

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

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The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS _____ day of September, 2025:

Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	04 SEP 2025
Amended:	No Amendments
Adopted Date:	04 SEP 2025

Landscaping Committee Charter

1. Authority.

The Landscaping Committee is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc. (the “Association”) on the Adopted Date.

2. Purpose.

- a. To work with the Association’s Board of Directors and management to identify areas within the Association that require improvement, to prepare budgets and recommendations for that work.
- b. To help establish landscaping standards within the Association.

3. Membership.

- a. **Members.** There shall be no more than 13 Members and no fewer than three (3) Members of the Committee.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

4. Meetings.

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.

5. Powers Granted.

- a. Obtaining quotes for the Association based upon recommendations that the Committee has for the Board of Directors.
- b. Obtaining quotes for the Association based upon directions from the Board of Directors to the Committee.
- c. Members may provide written recommendations to the Board and present them in any regular meeting.

6. Powers Prohibited.

- a. No person(s) on the Committee shall instruct a Landscape Vendor nor any employee or contractor thereof to do work or how to do work.
- b. No person(s) on the Committee shall approve or authorize any work to be done on behalf of the Association in any way, shape or form.

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124TH TER, PEMBROKE PINES, FL 33028 (hereinafter “Association”) does hereby vote to adopt the charter of the LANDSCAPING COMMITTEE of the Association.

MOTION: Secretary
SECOND: Director
OBJECTION(s): None
THE CHARTER IS: Adopted

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

- Leonette Kemp

The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS _____ day of September, 2025:

Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	04 SEP 2025
Amended:	No Amendments
Adopted Date:	04 SEP 2025

Centra Falls Homeowners Association, Inc.

Social Committee Charter

1. Authority.

The Social Committee is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc. (the “Association”) on the Adopted date (above).

2. Purpose.

- a. [Creating Community Events that incorporate vendors and local businesses.](#)

3. Membership.

- a. **Members.** There shall be no more than seven (7) Members and no fewer than three (3) Members of the Committee.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

4. Meetings.

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.

5. Powers Granted.

- a. [To work with the Board of Directors to create a calendar of events.](#)
- b. [To present plans \(including a list of vendors / businesses\) who will attend each event.](#)
- c. [To create a budget for the events for the entire year.](#)

6. Powers Prohibited.

- a. [Execution of any contract or written instrument of authority on behalf of the Association without Board delegation in writing.](#)

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124TH TER, PEMBROKE PINES, FL 33028 (hereinafter “Association”) does hereby vote to adopt the charter of the SOCIAL COMMITTEE of the Association.

MOTION:

SECOND:

OBJECTION(s):

THE CHARTER IS:

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

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The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS _____ day of September, 2025:

Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	04 SEP 2025
Amended:	04 SEP 2025
Adopted:	NEXT MEETING