



CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION

BOARD MEETING NOTICE & AGENDA

Date: January 21, 2026

Time: 6:30PM

Location: Google Meet

To join the video meeting, click this link: <https://meet.google.com/owz-wbyj-anp>

Otherwise, to join by phone, dial +1 260-227-7433 and enter this PIN: 332 537 923#

AGENDA

1. Call to Order

Confirmation of proper meeting notice

2. Roll Call

Directors and Officers

3. Verification of Quorum

4. Approval of Previous Meeting Minutes

December 10, 2025 Board Meeting

Guest Vendor: Chris Howard – Landscape plant care and fertilization options (Informational only)

5. Ratification of Actions Taken Between Meetings

Termination of Finite Business Solutions – Accounting Firm

Outside Gym - Exterior Lights (pool side) -Common Area

6. New Business

Engagement of new accounting firm (pending vote)

5-Year Drainage Recertification

Discussion of late fee and dues collection policy

Website overview: www.cfwhoa.com

7. President's Report

8. Treasurer / Accounting Report

In accordance with Florida Statute 720, owner questions and comments may be heard after the adjournment of the Board Meeting.

9. Committee Reports

Committee members to present updates, as applicable

10. Open Work Orders & Operational Update

Review of open and completed work orders

11. Old Business

Termination of Loyalty Management Group (LMG)

Removal of 3 Dead Royal Palm trees

External pest control

Camera installation (all gates)

Pressure cleaning

12. Adjournment

In accordance with Florida Statute 720, owner questions and comments may be heard after the adjournment of the Board Meeting.