



# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Annual Membership Meeting

January 26<sup>th</sup>, 2009

**Call to Order:** The meeting was called to order at 7:00 PM at the Recreation Center by Robert Carpenter.

**Calling of the Roll:** The roll was called and those present were Robert Carpenter, Mary Cluck, Kenneth Koran, Anne Cameron, Michael Cien and Mitchell Poulsen. Brian Troutman was absent. Joan Fissella from Management and Associates acted as Recording Secretary.

**Certification of Proxies and establishing a quorum:** Notice of the meeting was posted on property and mailed to the members. A quorum was established either in person or by proxy.

**Reading and Disposal of Unapproved Minutes:** Those being the minutes from the annual meeting of January 23<sup>rd</sup>, 2008. Joan read the minutes to the homeowners.

**ON MOTION:** Duly made by Anne Cameron, seconded by Mary Cluck and carried unanimously.

**RESOLVE:** To accept the minutes from the January 23<sup>rd</sup>, 2008 Annual Membership Meeting

**Manager's report:** None

**Secretary's report:** Michael Cien gave a report to the homeowners of what was accomplished last year; which included:

1. Light posts were installed along the entire walkway around the recreation center.
2. New equipment in the fitness center.
3. New carpeting in the fitness center.
4. Upgraded the security monitoring system at the clubhouse.
5. New safety bars to the clubhouse door.
6. We have expanded the playground and will be installing additional equipment and ground cover.

**Treasurer's report:** Copy attached hereto and made a part hereof. It was,

**ON MOTION:** Duly made by Mary Cluck, seconded by Michael Cien and carried unanimously.

**RESOLVE:** To approve the Treasurer's report.

**Election of Directors:**

Robert Carpenter asked if there were any nominations from the floor. Ken Koran nominated Lisa McArthur, who accepted the nomination. There were no further nominations from the floor. **It was**

**ON MOTION:** Duly made by Ken Koran, seconded by Anne Cameron and carried unanimously.

**RESOLVE:** To appoint Lisa McArthur to the Board of Directors.

**Unfinished business:** None

**New business:**

❖ A majority of the homeowners voted that any excess funds from fiscal year ending December 31, 2008 be carried over to fiscal year ending December 31, 2009. **It was**

**ON MOTION:** Duly made by Ken Koran, seconded by Robert Carpenter and carried unanimously.

**RESOLVE:** That the excess funds of \$32,876.26 be carried over to the Reserve Fund – General Account.

❖ A majority of the homeowners voted that the full funding of reserve in accordance with Section 720.303(6) of the Florida Statute be waived.

❖ Robert Carpenter advised the homeowners that we had been dissatisfied with our landscaping company and that a new company, TLC Landscaping was taking their place.

❖ Robert Carpenter also advised the homeowners that we were also dissatisfied with the people that were treating the lakes and we had hired another company; however, Aquatic Systems' contract does not expire until May 1<sup>st</sup>, 2009. Robert, Joan and representatives from Aquatic Systems met and discussed their services and problems we have had. They will continue to treat the lakes and the Board will revisit their services at the end of March, 2009. They also advised that they would check into lowering their price.

**Q & A period with membership:**

Some of the questions and discussions posed by the homeowners were as follows:

- ✓ Homeowners are not picking up the dog droppings.
- ✓ What is happening with Parcel 1?
- ✓ Have we increased the dues from Sante Fe?
- ✓ The sidewalks and fences need to be pressure washed again.
- ✓ What is the Association doing to maintain properties that are in foreclosure?
- ✓ Dues arrearages.

**Adjournment:** The meeting was adjourned at 7:50 PM.

**Submitted by:**

**Approved by:**

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Joan Fissella, LCAM  
Property Manager  
Management and Associates

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Robert Carpenter, President  
Stagecoach Property Owner's Association, Inc.