



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
July 26th, 2010

M-I-N-U-T-E-S

CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM:

A meeting of the Board of Directors of Stagecoach Property Owners' Association was held on Monday, July 26th, 2010 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:45 PM. Board members present were Mark Hardy, Michael Cien, Mary Cluck, Anne Cameron and Bob Belden. Lisa McArthur and Robert Carpenter were absent. A quorum was established. Notice of the meeting was posted on the property. Joan A. Fissella, LCAM of Management and Associates, was also present and acted as recording secretary.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Chair called for additions, deletions or corrections to the Board meeting minutes of June 28th, 2010. **It was,**

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

RESOLVE: To approve the minutes of the Board meeting of June 28th, 2010.

TREASURER'S REPORT:

Michael Cien's report is attached hereto and made a part hereof. **It was,**

ON MOTION: Duly made by Mark Hardy, seconded by Anne Cameron and carried unanimously.

RESOLVED: To approve the Treasurer's report.

MANAGER'S REPORT:

Joan Fissella gave the Manager's Report.

1. The delinquencies as of July 26th, 2010, were \$75,341.00 and we have filed 37 liens.
2. Joan spoke with the County regarding the lock on the reclaimed water meter and has sent them a deposit to put it in the name of the Association in view of the fact that the water is used to water common areas.

3. Coastal Fitness did the monthly preventative maintenance and found that the No. 7 Elliptical needs ramps and wheel assembly and we also need some new cup holders. **It was**

ON MOTION: Duly made by Bob Belden, seconded by Mark Hardy and carried unanimously,

RESOLVED: To have Coastal Fitness repair the No. 7 Elliptical ramps and wheel assembly, cup holders and the bike crank shaft not to exceed \$800.00.

4. Joan presented to the Board a long-term lake management plan from Gulf Coast Lakes & Wetlands for their review. The Board discussed stocking ponds 10, 11 and 12 with 60 grass carp for \$840.00 plus a \$75.00 delivery fee. **It was,**

ON MOTION: Duly made by Mike Cien, seconded by Mark Hardy and carried unanimously

RESOLVE: To have Gulf Coast Lakes & Wetlands obtain 60 grass carp for \$840.00 plus a \$75.00 delivery fee to stock ponds 10, 11 and 12.

COMMITTEE REPORTS:

Security Committee

Anne Cameron gave a report that was sent to the meeting by Craige Cameron as follows:

- 1) There is still vandalism in the community.
- 2) There will be a meeting on August 19th, 2010 at 6:30 PM for the Security patrol. At that time, they will get their badges and shirts.

Architectural Review Committee:

There were five (5) applications approved at the July 19th, 2010 meeting.

Grounds Committee:

Frank McVay reported on the following:

- a. They have not replaced the back door yet. The additional charge is \$395.90.
- b. The benches are scheduled to be delivered on August 3rd, 2010.
- c. Frank had contacted someone about a snake that was in the common area. The man told Frank that he would not do anything for the community because several years ago, he removed some pigs from the property and never was paid for his services. The Board requested that Joan contact him and have him send his bill and pay him for it.
- d. The common area fences and the driveway located at the community lift station need to be pressure washed. **It was,**

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

RESOLVED: To have Riptide pressure wash the common area fences and the driveway located at the community lift station and the cabana for a sum not to exceed \$1,500.00.

Newsletter Committee:

1. Gigi Cien reported that the next newsletter for August/September is ready to be sent to the printer and should be mailed out.
2. She also advised that there will be Bingo at the center on September 8th, 2010

Hearing Committee: None
We need volunteers for the committee.

UNFINISHED BUSINESS:

Mark Hardy and Michael Cien will ride around the community and get a list of sidewalks that need to be repaired.

NEW BUSINESS: None

The next Board meeting is scheduled for Monday, September 27th, 2010 at 6:30 PM.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:05 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA