



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Meeting**  
**September 27th, 2010**

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## **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, September 27th, 2010 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:30 PM. Board members present were Mark Hardy, Michael Cien, Anne Cameron Bob Belden, Lisa McArthur and Robert Carpenter. Mary Cluck was 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 July 26th, 2010. **It was,**

**ON MOTION:** Duly made by Anne Cameron, seconded by Bob Carpenter and carried unanimously.

**RESOLVE:** To approve the minutes of the Board meeting of July 26th, 2010.

### **TREASURER'S REPORT:**

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

**ON MOTION:** Duly made by Anne Cameron, seconded by Mark Hardy 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 September 27th, 2010, were \$66,466.50 and we have filed 41 liens.
2. We have a proposal from TLC for stakes and rope in the volleyball court for \$150.00. The Board discussed this and decided that there was no need for it.

3. The Board discussed the wash out at Pond 5 and we will get an estimate from TLC to have it done properly. Putting dirt in is a waste of time and money.
4. We have a proposal from Coastal to replace the cup holders on some of the machines for the sum of \$96.16. The Board discussed this and decided that they had recently been replaced and we would not replace them again at this time.
5. We received a proposal from A-Quality Pool Service for the sum of \$2,080.00 to bring the “baby pool” up to Pasco County Code requirements. **It was**

**ON MOTION:** Duly made by Anne Cameron, seconded by Bob Carpenter and carried unanimously,

**RESOLVED:** To have A-Quality Pool Service bring the “baby pool” up to Pasco County Code requirements for the sum of \$2,080.00.

6. We received a proposal from Vertex Water Features to replace the motor and pump for the front fountain for the sum of \$2,721.87. **It was,**

**ON MOTION:** Duly made by Anne Cameron, seconded by Michael Cien and carried unanimously

**RESOLVE:** To have Vertex Water Features replace the motor and pump for the front fountain for the sum of \$2,721.87.

## **COMMITTEE REPORTS:**

### Security Committee

Nothing new.

### Architectural Review Committee:

There were two (2) applications approved at the September 20th, 2010 meeting. There was one application that the committee felt was not an architectural issue and another application that was put on hold till the next meeting pending further information from the homeowner.

### Grounds Committee:

Frank McVay reported on the following:

- a. They have replaced the back door yet. There is no security alarm working on the doors. Joan will get some estimates.
- b. The new benches have been delivered.
- c. The three (3) cameras have been installed; however, there are some adjustments that need to be made. Joan will contact the company to come out to make the adjustments.
- d. The bushes in front of the rocks to the entrances need to be trimmed. We will have TLC come out and trim them.
- e. The white vinyl three rail fence along the entrance to the community needs to be pressure washed as well as the cabana and clubhouse tile roofs. We had received an estimate from Riptide for approximately \$875.00. **It was,**

**ON MOTION:** Duly made by Anne Cameron, seconded by Bob Carpenter and carried unanimously,

**RESOLVED:** To have Riptide pressure wash the white vinyl three rail fence along the entrance to the community as well as the cabana and clubhouse tile roofs for the sum not to exceed \$900.00.

Newsletter Committee:

1. Gigi Cien reported that the next newsletter for October/November is ready to be sent to the printer and should be mailed out.
2. There will be a fall yard sale on November 13<sup>th</sup>, 2010.

Hearing Committee:

The hearing committee will meet on November 8<sup>th</sup>, 2010.

**UNFINISHED BUSINESS: None**

**NEW BUSINESS: None**

**The next Board meeting is scheduled for Monday, October 25<sup>th</sup>, 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:

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Joan A. Fissella, LCAM  
Management & Associates

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Mark Hardy, President  
Stagecoach POA