



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting

April 27th, 2009

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, April 27th, 2009 at the Club House.

The meeting was called to order by Mary Cluck, who acted as Chair at 6:35 PM. Board members present were Michael Cien, Anne Cameron, Lisa McArthur, Mary Cluck and Robert Carpenter. Brian Troutman and Ken Koran 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 March 23rd, 2009. **It was,**

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

RESOLVE: To approve the minutes of the Board meeting of March 23rd, 2009.

Sharon Ambler spoke to the Board regarding the fine that they had received for their commercial vehicle and asked for some leniency and also to be allowed privileges for the common areas (pool, exercise room, etc.). She brought up the subject of other commercial vehicles in the community and garbage cans that are visible on the side of homes.

Susan Krauss requested that the community be allowed to host a bake sale. It is called the "Great American Bake Sale", presented by Domino Sugar and C&H Sugar, and is a national effort that encourages American to host bake sales in their communities to help end childhood hunger in American. The Board advised her that they would approve this and for her to get together with the attendants' to set up a date and also get with GiGi to have it placed in the next newsletter.

A homeowner reported to the Board that there are several cars parked in the street on Grand Forks Drive at different hours of the day and night. The Board advised him that he should contact the Sheriff's office because Pasco County does not allow parking on the streets.

In view of the fact that Frank McVay has to leave the meeting early, he requested to give his Grounds Committee report as this time.

1. A kid fell in a hole at Black Creek and Golden Eagle and the County needs to come in make repairs due to the sewer line leaking.
2. Homeowners are without reclaimed water at the present time due to a leak that we have been working with the reclaimed water people and the landscaper for months. We have figured out who is responsible for what and the reclaimed people have repaired their part and our landscaper is waiting for a part to repair our end. It should be completed by tomorrow.
3. We are having some issues with the small retention ponds at Golden Eagle and also at Seven Rivers and will get an estimate to have native vegetation put in.
4. There was a bicycle stolen several weeks ago and the camera does not pick up that area. We purchased a sign stating that we are not responsible for stolen bicycles left unattended.
5. The Board of Health advised that there was some problem with the valves in the pool and it was taken care of and our sign should say "shower before entering pool". Frank has taken care of this.
6. There is a Washingtonia palm tree by the clubhouse that has a lot of Woodpecker holes in the trunk and it is a hazard. TLC will cut it flush to ground level at a cost of \$300.00. **It was,**

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

RESOLVE: To approve the cutting of the tree by TLC for the sum of \$300.00.

7. Instead of getting two TV's in the gym, one larger flat screen was purchased and put up at a cost of \$747.91.
8. There are traffic signs in the community that need to be replaced and will be taken care of by the County.

TREASURER'S REPORT:

Ken Koran was not in attendance and forwarded the following email as his report: We spent a total of \$33,007.00 for the month, which is \$1,906.00 over budget. This overage is due to the following facts. We had a onetime charge of \$4,500.00 for our audit; the payment for our Sheriff's patrol was for two months (we did not pay anything in February); and on-site labor was \$1,302.00 above budget due to the way the pay periods fall relative to our monthly accounting. None of these things are out of line and we are still \$8,992.00 under budget through the first quarter of the year.

MANAGER'S REPORT: Copy attached and made a part hereof.

Joan Fissella gave the Manager's Report. Some items discussed were:

1. There is \$147,627.21 in the operating account and \$251,553.47 in the reserve account, which is mainly CD's.
2. As of April 27th, 2009, 2009, there is \$42,693.50 in delinquencies. There are 22 liens that have been filed.
3. The dying Washingtonia palm tree has been cut by TLC.
4. We received a revised proposal from TLC for flowers at the entrance for \$1,050.00 and after discussion, **It was**
ON MOTION: Duly made by Anne Cameron, seconded by Mary Cluck and carried unanimously to have TLC install the flowers at the entrance for a total cost of \$1,050.00.

COMMITTEE REPORTS:

Security Committee:

- Craige Cameron advised that things have been quiet. There was a car in the parking lot after 1:00 PM and the Sheriff questioned the occupants. There were 2 teenagers and 1 juvenile in the vehicle. We also need to change our signs that the club house closes at 9:00 PM.

Architectural Review Committee:

- ❖ Lloyd Evans was not present and Ann Troutman advised that there were seven to eight (7-8) applications for paint, fences, etc.

Newsletter Committee:

GiGi Cien was not at the meeting; however, Michael Cien advised the Board that the newsletter was ready to be sent out.

Hearing Committee:

Harold Soskin gave a report as follows:

- None of the homeowners that were notified appeared before the committee on April 13th, 2009. There was a discussion about how the report from the committee should be done and the Board asked Harold to make certain that the name, address and violation was listed so that when they receive the report, they are aware of what transpired. Harold agreed to abide by the Board's request. Harold then advised that Earlene Stafford was resigning from the committee and that Linda Valentine had already resigned by sending her resignation to Brian Troutman.

UNFINISHED BUSINESS:

- ❖ The Board discussed the estimates that we received from Playgrounds Plus and also the use of Woodcarpet in the playground. The Board did not want to put in a paver to the club house or use sand in the playground. The homeowners want the big play structure at this time. The homeowner present advised that her husband would be able to get us another estimate for the Woodcarpet and the Board asked he she would get it for just the Woodcarpet delivered and an estimate for the installation of the Woodcarpet. **It was**

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

RESOLVE: To install the Woodcarpet at a cost not to exceed \$7,000.00 and to accept the estimate #1588 of Playgrounds Plus minus one (1) of the benches for the approximate sum of \$26,600.00.

NEW BUSINESS:

The Board discussed the fine levied on Jimmy Jumper and the request to waive the balance and to reinstate their privileges. After discussion, **It was**

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

RESOLVE: If Jimmy Jumper would not charge for the use of their equipment at the Spring Fling, the money that they have paid to date and the use of their equipment would pay the fine in full; however, if they do not agreed to these terms, the fine and revocation will stand until the fine is paid in full.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:20 PM.

In view of the fact that the next meeting would be scheduled for Memorial Day, which is a holiday, the next meeting is scheduled for Wednesday, May 20th, 2009 at 6:30 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Brian Troutman, President
Stagecoach POA