



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting

May 20th, 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 Wednesday, May 20th, 2009 at the Club House.

The meeting was called to order by Brian Troutman, who acted as Chair at 6:30 PM. Board members present were Brian Troutman, Michael Cien, Anne Cameron, Lisa McArthur, Ken Koran 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 April 27th, 2009. **It was,**

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

RESOLVE: To approve the corrected minutes of the Board meeting of April 27th, 2009.

TREASURER'S REPORT:

Ken Koran gave the following report:

We spent a total of \$26,678.00 for the month, which is \$4,423.00 under budget. We are \$13,416.00 under for the year. We will have some large expenses for this month for the playground equipment. We have a CD in the sum of \$16,230.00 at Bay Cities, which will mature on June 5th, 2009 and the interest rates at SunTrust to reduce exposure at Bay Cities.

It was,

ON MOTION: Duly made by Mike Cien, seconded by Anne Cameron and carried unanimously.

RESOLVED: To purchase a CD for \$16,230.00 from SunTrust when the Cities Bank CD matures on June 5th, 2009.

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

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

1. As of April 27th, 2009, there was \$181,102.44 in the operating account and \$256,623.76 in the reserve account, which is mainly CD's.
2. As of May 19th, 2009, there was \$40,191.00 in delinquencies. There are 28 liens that have been filed.
3. Flowers have been installed at the front entrances.

We finally got the reclaimed water leak at the front entrance fixed after going back and forth with the County and TLC.

4. During recent work on the sprinkler system, TLC found the pump and well coming on, but the system has no pressure and after pulling the pump, TLC found that the pump and motor to the sprinkler system needs to be replaced as the pump went bad, causing the motor to overheat, which caused the motor to burn up. The estimate to replace the motor is \$5,383.00. **It was,**

ON MOTION: Duly made by Anne Cameron, seconded by Brian Troutman and carried unanimously,

RESOLVED: To have TLC replace the pump and motor for the sum of \$5,383.00 and they will maintain the pump, inspect it, keep it running and warrant it for a full year.

5. The water cooler at the club house needed to be replaced because it was not worth fixing and it had to be replaced with one that is approved by the State for handicap use at a cost of \$1,150.00. **It was,**

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

RESOLVED: To purchase and install the new water cooler for the sum of \$1,150.00.

6. The A-C in the fitness room was not working properly and Acree came out to repair it and found that there was a leak. They recharged the systems, but it needs a new condenser coil to be replaced for the sum of \$1,187.00. **It was,**

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

RESOLVED: To have the Acree repair the A-C at a cost of \$1,187.00.

COMMITTEE REPORTS:

Security Committee:

Craig Cameron was not present and Anne Cameron gave the following report;

- Off duty police have advised that there have been many garage doors open and would suggest that homeowners close them. This invites trouble.
- The home on Wild Frontier and Moss Oak has had kids in and out and the police were advised. Will check if new owner has moved in.
- There have been kids in the park after 10:00 PM.

Architectural Review Committee:

- ❖ Lloyd Evans was not present and Ann Troutman advised that there were half dozen applications for paint, fences, etc.

Grounds Committee:

Frank McVay reported on the following:

- The well broke and TLC is getting it fixed.
- He spoke Gulf Coast Lakes about plants for the ponds 18 and 19 and Joan will speak to him about the type of plants and what their purpose is and will advise the Board.
- The front Fountains are running from 6:00 PM to 10:00 PM so that the pumps do not dry out and this is allowed by the restrictions.

Newsletter Committee:

GiGi Cien reported on the following:

- The newsletter was sent out.
- Space is limited to ½ page ad for advertising.
- Gigi will only accept checks for newsletter advertising and not for the website advertising.
- June 20th is the due date for articles for the newsletter.

Hearing Committee:

- We have had three (3) members resign from the committee and we will have an article put in the newsletter asking for volunteers for the committee.

UNFINISHED BUSINESS:

- ✚ Brian advised that Tracey Souers was still having her husband getting prices for the Woodcarpet for the playground.
- ✚ Brian is meeting with Matt from Playgrounds Plus about the placement of the equipment.

NEW BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 7:25 PM.

The next meeting is scheduled for Monday, June 22nd, 2009 at 6:30 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Brian Troutman, President
Stagecoach POA