



# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting

September 28th, 2009

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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 28th, 2009 at the Club House.

Tommy Edwards, representative from TLC Property Maintenance was present to answer questions from the Board and/or homeowners present.

The meeting was called to order, by Mary Cluck, who acted as Chair at 6:45 PM. Board members present were Mary Cluck, Michael Cien, Anne Cameron, Mark Hardy, and Robert Carpenter. Lisa McArthur and Brian Troutman 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 July 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 July 27th, 2009.

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

Michael Cien, as the new Treasurer, gave the following report:

For the month of July, we spent \$24,077. We were \$7,024.00 under budget for the month and are \$30,334.00 under budget for the year. For the month of August, we spent \$38,240.00, making us \$7,139.00 over budget for the month; however, we are still \$23,195.00 under budget for the year. The difference was due to the fact that we had to replace the air-conditioner in the recreation center and there were two (2) months of electric bills paid. **It was,**

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

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

Michael is working on the budget and Joan will send information for the budget and it will be emailed to everyone for input and comment. The budget meeting is scheduled for the October meeting and notice needs to be mailed to the homeowners 14 days before the meeting.

### **MANAGER'S REPORT:**

Joan Fissella gave the Manager's Report.

1. As of August 31<sup>st</sup>, 2009, there was \$167,178.01 in the operating account and \$227,724.73 in the reserve account. The delinquencies as of September 28<sup>th</sup>, 2009 are \$42,675.00 and we have filed 28 liens.
2. We still need to get volunteers for the fining/hearing committee.

### **COMMITTEE REPORTS:**

#### Security Committee:

Craige Cameron gave the following report;

- We have had some break-ins. Homeowners should call the Sheriff's office and not the recreation center.
- The Pasco County Association picnic is on October 24<sup>th</sup>, 2009.
- November 6<sup>th</sup>, 2009 is the next security meeting at Mary Cluck's house.
- The Pasco Sheriff's Office is willing to make a presentation to the community on the topic of "Sexual Crime". They would make a Detective available to make the presentation. The Board would like to invite the Sheriff to make the presentation at the Annual Meeting.

#### Architectural Review Committee:

Lloyd Evans was not present and Ann Troutman advised that we had a handful of applications that were approved this month.

#### Grounds Committee:

Frank McVay reported on the following:

- TLC cut the dead palm tree by the pool and Frank purchased a large vase and put plants in it and put it where the tree used to be.
- The pool pump needed to be replaced.
- We had to fix the transformer for the front.
- The "Doggy station" was moved.
- Frank is working on purchasing eight (8) chairs for the pool and four (4) chairs for the office.
- There is still vandalism on the benches and when we need to order new ones, they will have to be built better.
- We also repaired the transformer for the falls.
- We still need to get the one (1) pool umbrella repaired, which Ann Troutman is working on.
- The light bulbs in the spot lights are constantly going out and need to be replaced and are expensive. We need to see if we can get some alternative bulbs.

Newsletter Committee:

Michael Cien reported on the following:

- October 20<sup>th</sup> is the cut-off date for the November/December newsletter.
- Community garage sale will be November 14<sup>th</sup>, 2009 from 7 AM to 12 noon.
- We will have the Christmas light contest as we did last year.
- There will be a coloring contest in the newsletter for the kids.

Fining/Hearing Committee:

Joan advised that there were a total of 19 homeowners sent letters to appear before the committee. Of those, 14 violations were rectified/resolved prior to the meeting and removed from the schedule. One homeowner appeared and advised the committee that the weeds would be taken care of and the committee recommended not fining pending a re-inspection of the property in the next week or in the very near future. Four (4) homeowners did not appear and the committee recommended that the fines be imposed.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

1. Anne Cameron brought to the attention that we needed more security in the community and we are checking into getting more cameras.
2. Anne Cameron requested that some type of memorial marker for Carol McVey be put up and it will be checked into.

**ADJOURNMENT:**

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:45 PM.

The next meeting is scheduled for Monday, October 26th, 2009 at 6:30 PM.

Submitted by

Approved by:

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Joan A. Fissella, LCAM  
Management & Associates

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Mary Cluck, Vice-President  
Stagecoach POA