

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes Monday, February 11, 2002 7:00 P.M. Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum-

President George Morgan called the meeting to order at 7:00 p.m. The following Board members were present: George Morgan, Tara Lebron, Mark Nagel, Barbara LoVallo, Joe Zimmer and William Langston. Timothy Hoeft, Phillip Harich and Ed Grant were absent. Carl F. Sivak of Melrose Management Group was present. A quorum was established.

2. Secretary Barbara LoVallo posted proof of Notice.

3. Reading and Disposal of Unapproved Minutes-

**On motion:** Duly made by William Langston, seconded by Mark Nagel and carried unanimously.

**Resolve:** To waive the reading of the minutes from November 28, 2001 and January 22, 2002 and accept them as submitted.

4. Size and Number of Board of Directors-

**On Motion:** Duly made by Barb LoVallo, seconded by Mark Nagel and carried unanimously.

**Resolve:** To remove Phil Harich as Director pursuant to the Bylaws, Article VII (d).

**On Motion:** Duly made by Barbara LoVallo, seconded by Tara Lebron and carried unanimously.

**Resolve:** To accept the resignation letter from Ed Grant that was presented to George Morgan.

**On Motion:** Duly made by Tara Lebron, seconded by Barbara LoVallo, Mark Nagel opposed, motion carried.

**Resolve:** To reduce the size of the Board of Directors from nine (9) members to seven (7) members.

5. Landscape (Sod) Replacement-

**On Motion:** Duly made by Tara Lebron, Seconded by Barbara LoVallo and carried unanimously.

**Resolve:** To award the sod proposal to Luke Brothers, Inc. with the understanding that St. Augustine is to be used along with an installation date of mid March.

The Landscaping issue was tabled until the next meeting. It was decided to utilize the initial bid from Nanak's Landscaping (plant installation), as a spec for the bidding process for another vendor.

6. Natural Designs Landscaping/Invoicing-

Discussion- It was identified that there is no outstanding monies due and payable to Natural Designs Landscaping, Inc. It was referenced to the certified letter sent by the Associations Attorney indicating the breach of services/contract.

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7. Signs-

**On Motion:** Duly made by Joe Zimmer, seconded by Tara Lebron and carried unanimously.

**Resolve:** To purchase five (5) signs and posts to be placed at the recreation center to notice individuals that this is private property, members only and that trespassers and violators will be prosecuted to the fullest extent allowed by law. It was further noted that Attorney Mezer is to approve the language for the signs and present to the Board of Directors a letter indicating as such.

8. Team Thomas-

**On Motion:** Duly made by Barbara LoVallo, seconded by Joe Zimmer and carried unanimously.

**Resolve:** To send Team Thomas a cancellation letter effective March 30, 2002. It was further noted that three (3) previous letters were sent to Team Thomas regarding infractions against the contract. George Morgan will start the interview process at the recreation center.

9. Manager Limit of Expense, \$2000.00 -

**On Motion:** Duly made by Tara Lebron, seconded by Barbara LoVallo and carried unanimously.

**Resolve:** To allow for the manager to expend up to \$2000.00 for (landscaping, repairs and maintenance of common areas, etc.) without a bidding process. This amount is to be used in the best interest of the Stagecoach POA. The process of expensing will be by communicated by and through one or more Board members.

10. Copy, Fax and Scanner Machine-

Tabled until next meeting. Mark Nagel presented quotes to Board. A question was presented about options of leasing. William Langston volunteered to get prices on purchasing vs. leasing and present this to the Board of Directors at the next meeting.

11. Board Meetings-

**On Motion:** Duly made by Barbara LoVallo, seconded by George Morgan and carried unanimously.

**Resolve:** To hold the Board of Directors meetings the 2<sup>nd</sup> Monday of each month at 7: p.m. except holidays. George Morgan asked that each member arrive at 6:30 p.m. to answer any questions the members may have.

12. Adjournment-

**On Motion:** Duly made by Joe Zimmer, seconded by Mark Nagel and carried unanimously.

**Resolve:** To adjourn the meeting at 8:30 p.m.

Submitted By:

Approved By:

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Secretary

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President