



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
February 23rd, 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, February 23rd, 2009 at the Club House.

The Board listened to some complaints and comments from homeowners present.

The meeting was called to order by Brian Troutman, who acted as Chair at 6:35 PM. Board members present were Brian Troutman, Michael Cien, Anne Cameron, Lisa McArthur, Robert Carpenter, and Mary Cluck. Ken Koran 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 November 24th, 2008. **It was,**

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

RESOLVE: To approve the minutes of the Board meeting of November 24th, 2008.

Chair called for additions, deletions or corrections to the Organizational meeting minutes of January 26th, 2009. **It was,**

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

RESOLVE: To approve the minutes of the Organizational meeting of January 26th, 2009.

TREASURER'S REPORT:

Ken Koran was absent; however he submitted his report by email as follows:

We spent \$26,427 for the month of January, which is \$4,674 below budget. This is a good start for the year with one notable exception. The administration fees for the month were quite high (\$1,496.50 vs. a budgeted amount of \$416.66). I hope this is just

an isolated event and not an indication of the months to come. *(It is to be noted that this involved the Annual Meeting notices)*

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

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

- ✚ There is \$167,326.96 in the operating account and \$250,806.04 in the reserve account, which is mainly CD's.
- ✚ As of February 23rd, 2009, there is \$34,927.50 in delinquencies. There are 22 liens that have been filed.
- ✚ The gym equipment people do not seem to be giving us the proper service and Joan will be getting a quote from another company.

COMMITTEE REPORTS:

Security Committee:

- Craig Cameron was absent and Anne advised that there was no report.

Architectural Review Committee:

- ❖ Ann Troutman advised that she was not going to be on the committee any further and that Lloyd Evans would be the Chairman. Ann would stay on for awhile to show Lloyd how the committee works. Lloyd advised that we had one paint application that was approved.

Grounds Committee:

Frank McVay gave the report. Some items discussed were:

- The drains in the pools have been installed and Joan will make certain that the property paperwork has been completed for the Board of Health.

Newsletter Committee:

GiGi Cien gave the report.

- ✓ The Newsletter is ready to go and will be distributed on February 27th, 2009. She thanked Brian for his well written President's report.

Fining Committee:

Harold Soskin was not at the meeting to give a report:

- Joan advised that there were 11 letters sent to homeowners to appear on March 16th, 2009. Two of the homeowners have contacted Joan and she has advised Harold that it was not necessary for them to appear.

UNFINISHED BUSINESS:

- ❖ The Board discussed the wide range of definitions of the term "commercial vehicle". The first thing that we need to do is get what we did not want in our community. Brian will draft an interpretation and distribute to the Board to review.

- ❖ We received an estimate from Riptide for pressure cleaning the sidewalks surrounding the community club house for the sum of \$872.00 and pressure washing vinyl fence behind community homes; fencing surrounding trash receptacle on clubhouse grounds and back wall of fence at community lift station for the sum of \$1,163.32. **It was,**

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

RESOLVE: To accept the bid from Riptide to complete the pressure cleaning of the sidewalks now and to hold off on the fencing until Frank McVay decides it is the property timing in April, 2009.

- ❖ Aquatic Systems met with Joan and Robert Carpenter to discuss some of the problems that we have had with them in the past; however, we are still having problems and they are treating the ponds every week to resolve them. They have offered to lower their price to keep the contract; however, the Board voted to obtain the services of Gulf Coast Lakes & Wetlands. Joan will notify the existing contractor that they are to be terminated at the time of the conclusion of the existing contract, which expires May 1st, 2009. Gulf Coast Lakes & Wetlands has agreed to lower their monthly fee by \$225.00 to \$1,525.00 a month.

NEW BUSINESS:

1. The expansion of the playground has been completed by moving the fence and leveling the area with fill dirt and the Board discussed the further expansion and agreed to move ahead. **It was,**

ON MOTION: Duly made by Mary Cluck, seconded by Michael Cien and carried unanimously.

RESOLVE: To make a long term investment in the playground over the next three (3) years and to make improvements this year not to exceed \$25,000.00.

2. Robert Carpenter gave the Board the status of the swale problem between Stagecoach and the Enclave and advised that he would continue to work with them.

3. Mary Cluck recommended having a Spring Fling to get homeowners together as a community. **It was,**

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

RESOLVE: To schedule a Spring Fling on May 3rd, 2009 with a budget of \$2,000.00 to be handled by Mary Cluck and Ann Troutman.

4. Frank McVay brought to the attention of the Board that there were several requests from homeowners to have a mirror installed in the gym and he obtained a proposal from Glass Plus & More, Inc. to install a 72 X 120 mirror for the sum of \$450.00. The Board discussed different options and the placement of the mirror. **It was,**

ON MOTION: Duly made by Mary Cluck, seconded by Lisa McArthur and carried unanimously.

RESOLVE: To purchase the mirror from Glass Plus & More for the sum of \$450.00 to be placed on the back wall of the gym.

5. The Board discussed the need for the recreation attendants to have the authority to order supplies that are needed. **It was.**

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

RESOLVE: To allow the recreation attendants to order supplies that are needed without Board approval up to the sum of \$250.00.

6. The Board discussed managing the Association's website. Joan will check with Bruce Brown whether he wants to continue with updating the website and will also get a quote from M&A to maintain the website.

7. Brian had asked the Board for some goals for this year and Mary had indicated that we need to get new people involved not only on the Board, but also on committees and maybe by having a Spring Fling and other activities, it might generate new people to get involved. Brian asked the other Board members for some feedback.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:15 PM. The next meeting is scheduled for Monday, March 23, 2009.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Brian Troutman, President
Stagecoach POA