



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
February 28, 2011

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 28, 2011 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:45PM. Board members present were Mark Hardy, Michael Cien, Mary Cluck, Bob Belden, Lisa McArthur, Brian McArthur and Georgiana Cien. A quorum was established. Notice of the meeting was posted on the property. Jeff Hahn of Management and Associates, was also present and acted as recording secretary.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

The Chair called for additions, deletions or corrections to the Board meeting minutes of January 24th. It was,

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

RESOLVE: To approve the minutes of the Board meeting of January 24th, 2011.

TREASURER'S REPORT:

The Chairman then asked for the **Treasurer's Report** and to the best of his knowledge, the following was presented by Michael Cien who provided the Board with the Financial information:

Discussion ensued regarding the lack of funding of two Reserve accounts, Insurance-Worker's Comp, and Insurance- D&O showing in the January 2011 Financial statement. Jeff Hahn of M&A is to research and have updated.

The Financial Summary was presented to include the amount in the Operating account and Reserves

It was,

ON MOTION: Duly made by Lisa McArthur, seconded by Mark Hardy and carried unanimously.

RESOLVED: To approve the Treasurer's Report.

MANAGER'S REPORT:

The Chairman then asked for the **Manager's Report** and to the best of his knowledge, the following was presented by Jeff Hahn:

- 1) The Financial Summary as of January 31st, 2011 to include the Operating Account, Reserves, and Delinquencies
 - Delinquencies as of 2/28/11 were \$90,026.00, with 50 liens filed totalling \$69,963.00 in payments in arrears
- 2) TLC contract
 - The decision was made to look into other lawn care companies for servicing the community and to terminate the contract with TLC as soon as possible but no later than June 1st, 2011
 - : Certified letter to be sent on or prior to April 1st relating to "Standards of Performance"
 - : Cancellation Notice to be sent on May 1st
 - Manager to receive specific items regarding the performance from Mark by the middle of March
- 3) Recent Pool Inspection
 - Recent Inspection identified a number of violations that A-Quality Pools will correct
- 4) Oak Trees around the clubhouse
 - No current needs identified
- 5) Violation Report
 - Discussion ensued regarding the Violation Report information. This report to be emailed to Lisa the week prior to each Board meeting

COMMITTEE REPORTS:

The Chairman then asked for the **Committee Report** and to the best of his knowledge, the following was presented:

Security Committee

No report was given.

Architectural Review Committee:

- Discussion ensued regarding the ARC requirements. Mark is to set the date for the meetings

Grounds Community

- Mike presented the following information on behalf of Frank McVay
Withlacoochee to repair 20 light poles in the community
Discussion ensued regarding lighting on the islands and boulevard,
Sidewalks, grates needing repaired and new garbage cans

Newsletter Committee:

1. Gigi Cien reported that the next newsletter will be mailed on March 20th
2. New children's coloring contest for spring to be done in April

Hearing Committee:

No Report given

UNFINISHED BUSINESS:

The Chairman then asked for **Unfinished Business** and to the best of his knowledge, the following was presented:

- 1) Bob Belden reported that the new parts for the fitness center are in and the repairs will be completed this

NEW BUSINESS:

The Chairman then asked for **New Business** and to the best of his knowledge, the following was presented

- 1) Appointment of Board Members

It was

ON MOTION: Duly made by Mary Cluck, seconded by Mark Hardy and carried unanimously.

RESOLVED: To appoint Terry Conway to the Board of Directors

It was

ON MOTION: Duly made by Mary Cluck, seconded by Bob Belden and carried unanimously.

RESOLVED: To appoint Jean Millican to the Board of Directors

These two new Board members are replacing Brian McArthur and Georgiana Cien

- 2) Discussion ensued regarding the tracking of liens by the attorneys
- 3) Discussed the Aging Report to be included in the Manager's Report
- 4) Superior Bank CD coming due in July, currently at 1.6% APR
- 5) Manager to get information regarding the current interest rate @ Bay Cities Bank

The next meeting will be scheduled for Monday, March 28th at 6:30PM

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned.

Submitted by

Approved by:

Jeff Hahn, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA

