

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, May 13, 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 7:15 p.m. The following Board members were present: George Morgan, Tara Lebron, Mark Nagel, Barbara LoVallo, Timothy Hoeft and Joe Zimmer. William Langston was absent. Carl F. Sivak of the 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 Joe Zimmer, seconded by Mark Nagel and carried unanimously.

Resolve: To waive the reading of the minutes from April 8, 2002 and accept them as submitted.

4. Treasurers Report-

Report was given by Mark Nagel.

5. Old Business-

A) Lennar Contract Report –

Report was given by George Morgan. It was stated that the permits were approved and all projects will go to engineering with sixty-days to complete.

6. New Business

A) ACC Committee-

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

Resolve: To appoint Gil Dembeck, Barbara LoVallo and Tara Lebron to serve as the Architectural Control Committee.

B) Fining/Hearing Committee-

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

Resolve: To appoint Linda Valentine, Gil Dembeck, Eric Lebron, Carmen Patton, Kip Kallenborn, Douglas Brewster and Sal Buscarino to serve as the Fining and Hearing Committee. This Committee will serve at the pleasure of the Board of Directors and at no time is any member of this Committee to be in violation and/or in arrears with any assessments due the Association.

**It was further noted that any and all Committees of the Association are to follow the requirements of the Bylaws and Florida Statute in regards to notice, minutes and record keeping.*

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7) Committee Reports-

A) Homeowners Committee-

Frank Smeriglio, chair of The Homeowners Committee presented (for approval) a monthly handout/newsletter that will be distributed by the Committee. This process was approved by the Board of Directors with the condition that the Committee will forward to George Morgan and/or Tara Lebron one week prior to each Board of Directors Meeting for review and approval for distribution to the membership.

B) Rules Committee-

On Motion: Duly made by Timothy Hoeft, Seconded by Barbara LoVallo and carried unanimously.

Resolve: To purchase six (6) trashcans to be installed around the circle with a bag dispenser for pet waste. The purchase price was to be approved by George Morgan.

On Motion: Duly made by Timothy Hoeft, Seconded by Joe Zimmer and carried unanimously.

Resolve: To waive the \$50.00 Recreation Center use fee as of June 1, 2002 for members having a personal gathering and to continue with the \$50.00 use fee for any owner using the Recreation Center to hold a business related function or any other use than personal. The \$200.00 security deposit will remain in effect for any and all rentals.

On Motion: Duly made by Timothy Hoeft,

Resolve: To allow alcohol at the Recreation Center and pool area. This motion died for lack of second.

***Bids-** It was decided to obtain bids from pressure cleaning companies to clean the split rail fence in the front of the property along with the recreation center fence, dumpster and well pump cover.

Legal- It was brought to the attention of the Board of Directors that a Trial is set for June 7, 2002 beginning at 1:45 p.m. before the Honorable William G. Sestak at the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida. The Board of Directors agreed that Mark Nagel would attend the Trial.

8) Adjournment-

On Motion: Duly made by Barbara LoVallo, seconded by Timothy Hoeft and carried unanimously.

Resolve: To adjourn the meeting at 8:50 p.m. The next meeting will be held on June 10, 2002.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, George Morgan