

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, February 10, 2003 6:30 P.M. Stagecoach Recreation Center

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

President George Morgan entertained questions from the members at 6:30 p.m. and called the meeting to order at 7:00 p.m. The following Board members were present: George Morgan, Tara Lebron, Mark Nagel, Barbara LoVallo, Bruce Brown, Joe Zimmerer and Timothy Hoeft. 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 Barbara LoVallo, seconded by George Morgan and the motion carried.

Resolve: To waive the reading of the minutes from November 4, 2002, November 13, 2002 and January 22, 2003 and accept them as submitted. Mark Nagel Opposed.

4. The Managers report was reviewed at this time.

5. Treasures Report-

The year end financial report was given by Tim Hoeft at this time.

On Motion: Duly made by Bruce Brown, Seconded by Tara Lebron and the motion carried.

Resolve: To use the services of Attorney Leonard J. Mankin for any and all collection purposes as further defined in the Declaration and any and all policies as approved from time to time by the Board of Directors. Attorney Mezer is to remain as legal council for the corporation in all areas other than collections. All existing files and/or cases shall be resolved and completed by Attorney Mezer. Attorney Leonard J. Mankin shall handle all new action as of this date. Mark Nagel Opposed.

Mailing of the Year End Financial Report-

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

Resolve: To mail the year end financial report to the membership.

Financials-

On Motion: Duly made by Mark Nagel, Seconded by Bruce Brown and carried unanimously.

Resolve: To mail a set of financials to each Board member each report period.

Check signing-

Checks shall be signed by and mailed to the Treasurer. In the absence of the Treasurer, the President shall sign checks.

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On Motion: Duly made by George Morgan, Seconded by Tara Lebron, and the motion carried.

Resolve: To acknowledge receipt of homeowners written request to waive late fees and to deny any request to waive late fees as identified on each account. It was further resolved to mail a letter to those owners stating that their request was denied. Bruce Brown Opposed.

6. Committee Reports-

ACC- Georgiana Cien- Reported that the changes to the guidelines should be resolved by the end of this month and to be presented to the Board of Directors for final review and approval at the next scheduled Board of Directors meeting. The next Committee meeting shall be held on February 24, 2003.

It was further decided to have any and all written request, and/or correspondence by any appointed Committees, mailed to the Melrose Management Group prior to the Board meeting for distribution to each Board member for review.

Contracts- Joe Zimmerer- Nothing to report at this time.

Gardening- Barbara LoVallo- Reported that Mary Rycerz has resigned at this time and extended an invitation to the members to serve on the Committee at this time. *Mary Rycerz was recognized for all of her efforts put forth in serving on this Committee.*

Rule and Regulation- Tim Hoeft- Nothing to report at this time.

Homeowner- Frank Smerilio- Was not in attendance at this time.

Security- Craige Cameron- Was not in attendance at this time.

Newsletter/Social- Tara Lebron- Reported that the newsletter should be ready for mailing in the upcoming weeks and that if any Board wishes to add to the newsletter, to forward their insert for print. This edition shall contain upcoming info on Easter.

7. Old Business-

Ratify Signatures Parcel 8-

On Motion: Duly made by George Morgan, Seconded by Barbara LoVallo, and the motion carried.

Resolve: To accept emails from Board members to authorize the President to sign the agreement with Santa Fe Builder in reference to parcel 8. In favor were George Morgan, Tim Hoeft, Joe Zimmerer, Barbara LoVallo, and Tara Lebron. Mark Nagel Opposed. Bruce Brown Abstained.

On Motion: Duly made by Mark Nagel, Seconded by Barbara LoVallo, and carried unanimously.

Resolve: To have Mark Nagel contact Attorney Mezer for review of the SWFWMD permit (permit # 40002401.019) for parcel 8 and to take action as necessary on behalf of the Stagecoach POA, Inc.

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Certificate of Amendment-

On Motion: Duly made by Mark Nagel, Seconded by Barbara LoVallo and carried unanimously.

Resolve: To have Certificate of Amendment mailed to the membership along with the Year End Financial Report of 2002.

Violation Letters-

George Morgan commended the Melrose Management Group for the recent activity in regards to the violation letters mailed.

Legal/Foreclosures-

On Motion: Duly made by Mark Nagel, Seconded by George Morgan and carried unanimously.

Resolve: To have Attorney Mezer foreclose the liens on the previous cases presented to the Board.

8. New Business-

Web Site- Bruce Brown- Stated that the community address is Stagecoachfl.org and encouraged each member in attendance to utilize the site for communications. *Bruce Brown was recognized for his profound efforts in the establishment and design of the site.*

Patio/Pool Furniture-

On Motion: Duly made by Tim Hoeft, Seconded by George Morgan and carried unanimously.

Resolve: To purchase eight (8) lounge chairs for the pool.

Coastal Fitness Maintenance Contract-

On Motion: Duly made by Joe Zimmerer, Seconded by Tara Lebron and carried unanimously.

Resolve: To accept the proposed maintenance contract from Coastal Fitness with an annual effective start date of March 1, 2003.

SWFWMD Parcel 2-

No letter from SWFWMD has been received at this time instructing the POA of any action necessary.

Fence Cleaning-

On Motion: Duly made by Tim Hoeft, Seconded by Mark Nagel and carried unanimously.

Resolve: To clean all fences owned by the POA including iron/rust removal within the next sixty days.

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Ponds-

Management will coordinate a meeting and/or walkthrough with Aquatic Biologist, Mike Schiller and Vice President, Bruce Brown.

Homeowner Concerns-

President, George Morgan read suggestions presented by various owners. No additional action was taken at this time.

Mark Nagel 16 Item List-

Mark Nagel will work with Attorney Mezer on identifying all parcel ownership to ensure proper turnover from Lennar Homes to POA.

On Motion: Duly made by Mark Nagel, seconded by Bruce Brown and carried unanimously.

Resolve: For the Board to evaluate and conduct all performance reviews for all contracts within the POA including Management and Legal prior to the renewal date each year.

Mark Nagel is to conduct all Committees reviews for leadership and involvement.

On Motion: Duly made by Mark Nagel, seconded by Tim Hoeft and the motion carried.

Resolve: To schedule and move the current Board of Directors meeting to the last Monday of each month to coincide with the financial report periods. Tara Lebron Abstained.

On Motion: Duly made by Mark Nagel, seconded by Tim Hoeft and the motion carried.

Resolve: To have the Treasurer work with Attorney Mezer to secure all expenses incurred for reimbursement from Santa Fe.

The remaining items required no further action and/or discussion from the Board at this time.

As of 9:25 p.m. Tim Hoeft asked to address the Board of Directors to inform the Board of Directors that he was resigning from the Board of Directors as Officer and Director effective as of this date. A written letter of resignation will follow.

Tim Hoeft was recognized for his valiant efforts and profound service as a Board member for the past three- (3) years.

Discussion followed from Tara Lebron and Barbara LoVallo indicating that the strength of the Board derives from a unified Board and hopes that all Board members feels the same way.

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9. Remaining Agenda Items-

It was decided to table items marked K through Q on the existing agenda to the next scheduled meeting date of Monday, March 31, 2003 or as determined by the Board of Directors.

10. Adjournment-

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

Resolve: To adjourn the meeting at 9:45 p.m.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, George Morgan