

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, March 31, 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 7:10 p.m. The following Board members were present: George Morgan, Tara Lebron, Mark Nagel, Barbara LoVallo, Bruce Brown and Joe Zimmerer. Timothy Hoeft 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 Mark Nagel, seconded by Tara Lebron and carried unanimously.

Resolve: To remove the statement on page 4 made by Mark Nagel.

On motion: Duly made by Mark Nagel, seconded by Joe Zimmerer and carried unanimously.

Resolve: To waive the reading of the minutes from February 10, 2003 and February 27, 2003 and accept them as submitted.

4. Agenda-

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

Resolve: To add a Managers Report between 2 & 3 and Repair of SW basin, item C. under Old Business.

5. The Managers report was given at this time.

6. Treasures Report-

On Motion: Duly made by Joe Zimmerer, Seconded by George Morgan and carried unanimously.

Resolve: To have an audit completed by Bashor & Legendre. It was further acknowledged that Bashor & Legendre have filed for an extension on the filing of the 1120-H and are in the process of completing the financial review as ordered by the Board of Directors.

7. Legal-

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

Resolve: To settle with Natural Design Inc. in the amount of \$7,210.00 and to forward that amount to the trust account with the firm of Bush Ross Garner and Rudy and to the attention of Attorney Mark Basurto.

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Legal (cont.), Action Taken on Bush Ross Status Report Dated March 26, 2003-

REMOVED FOR LEGAL CONTENT

8. Committee Reports-

Georgiana Cien gave ACC Report.

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

Resolve: To appoint Robert Carpenter to the ACC Committee.

Craige Cameron gave the Security Report

Barbara LoVallo gave the Landscape and Gardening Report.

9. Old Business-

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

Resolve: To approve the Policy and Procedures for the ACC as presented by chair Georgiana Cien.

On Motion: Duly made by George Morgan, Seconded by Tara Lebron.

Resolve: To deny the written request submitted by the following owners: Lawrence Jamison, Dawn Merideth and Lovan Robbins. Bruce Brown opposed. Motion carried.

Carl Sivak gave SWFWMD update, per Mark Nagels request.

10. New Business-

Resignation and Appointments-

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

Resolve: To accept the resignation as submitted by Tim Hoeft as Officer and Director.

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

Resolve: To nominate Carmen Patton to the Board of Directors.

On Motion: Duly made by George Morgan, Seconded by Barbara LoVallo.

Resolve: To nominate Georgiana Cien to the Board of Directors.

On Motion: Duly made by George Morgan, Seconded by Joe Zimmerer and carried unanimously.

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Resolve: Being no further nominations, to close nominations at this time.

The secret ballots were submitted at this time for the announcement of the vote. The vote was tie, three (3) for Carmen Patton and three (3) for Georgiana Cien. The tie was broke by the chair, Georgiana Cien was appointed to the Board of Directors to serve the unexpired term of Tim Hoeft or until the next scheduled election in 2004.

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

Resolve: To accept the resignation as submitted by Barbara LoVallo.

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

Resolve: To appoint Carmen Patton to the Board of Directors to serve the unexpired term of Barbara LoVallo or until the next scheduled election 2005.

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

Resolve: To accept the resignation as submitted by George Morgan as President but to remain as Director. It was further resolved that in accordance with the CC&R's, Bruce Brown will assume the role as **President**.

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

Resolve: To appoint Georgiana Cien as **Vice President** of the Board of Directors.

On Motion: Duly made by Bruce Brown, Seconded by George Morgan and carried unanimously.

Resolve: To appoint Carmen Patton as **Secretary** of the Board of Directors.

On Motion: Duly made by George Morgan, Seconded by Tara Lebron.

Resolve: To nominate Carmen Patton as Treasure of the Board of Directors. Carmen Patton declined.

On Motion: Duly made by Bruce Brown, Seconded by Carmen Patton.

Resolve: To nominate Mark Nagel as Treasurer of the Board of Directors.

Being no further nominations and the vote was called as follows: Georgiana Cien abstained, George Morgan and Tara Lebron opposed, Joe Zimmerer, Bruce Brown, Carmen Patton and Mark Nagel were in favor. Mark Nagel shall serve as **Treasurer**.

On Motion: Duly made by Bruce Brown, Seconded by George Morgan and carried unanimously.

Resolve: To appoint Bruce Brown as the designated contact with the Melrose Management Group.

It was noted by Chair and President, Bruce Brown, that any and all correspondence including email will remain within and amongst the Board of Directors.

SWFWMD Variance-

George Morgan noted that the irrigation-watering schedule was extended as approved by SWFWMD.

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Parking Lot-

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

Resolve: To obtain one (1) more bid for the parking lot project.

Pool Rules/Signs-

Tabled at this time.

11. Adjournment-

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

Resolve: To adjourn the meeting at 9:45 p.m. until the next scheduled meeting date as determined by the Board of Directors.

Submitted By:

Approved By:

Secretary, Carmen Patton

President, Bruce Brown