



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting May 23, 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, May 23, 2011 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 7:05 PM. Board members present were Mark Hardy, Michael Cien, Bob Belden, Mary Cluck, Lisa McArthur, Jean Millican and Terry Conway. 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 April 25, 2011. It was,

ON MOTION: Duly made by Mary Cluck, seconded by Jean Millican and carried unanimously.

RESOLVE: To approve the minutes of the Board meeting of April 25th, 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:

The Financial Summary was presented to include the amount in the Interest checking account, Total Reserve Funds for the year as of April 25th, and certain expenses for April 2011 reviewed.

It was,

ON MOTION: Duly made by Terry Conway, seconded by Mary Cluck and carried unanimously.

RESOLVED: To approve the Treasurer'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 who provided the following

MANAGER'S REPORT:

- FINANCIAL SUMMARY,
 - Aging Report as of May 23rd
 - Delinquencies over 90 days - \$ 79,347.03
 - 46 liens
 - Total delinquency-\$ 95,100.00

- OPERATIONS
 - Lawn care discussion to include recent proposals from TLC
 - Violation Report (number 103)
 - The expiration dates for all contracts that Stagecoach has with vendors included in the Board packet
 - Proposals received for the following projects:
 - Cleaning of Restrooms
 1. Excel
 2. Bayside Janitorial
 3. AFS Janitorial

It was,

ON MOTION: Duly made by Terry Conway, seconded by Mark Hardy and carried unanimously.

RESOLVED: To approve the bid from Bayside Janitorial for the cleaning of the bathrooms at a cost of \$425.00 each.

- Pressure washing of sidewalks in the common areas

It was,

ON MOTION: Duly made by Lisa McArthur, seconded by Jean Millican and carried unanimously

RESOLVED: To approve the proposal from Riptide Pressure Washing to pressure wash the concrete sidewalks as described in the proposal, and application of surface safe chemical to remove algae, mold and mildew and inhibit its re-growth at a cost of \$3,475.80

- Work Orders completed
 - Riptide-Pressure washing of fences
 - AlPaugh cleared clogs in the roof drains
 - InTech inspected camera issues and states problem is with the DVRs.

It was,

ON MOTION: Duly made by Terry Conway, seconded by Mark Hardy and carried unanimously

RESOLVED: To accept the proposal from Intech Systems to replace the DVRs in the clubhouse at a cost of \$2100.00 plus tax
 - Back door to the clubhouse was repaired. Problem was with the push bar enabling the door to be opened from the inside
 - Completion of SWIFTMUD Inspection by Alvie Griffith. Next pond inspection due on 12.16.11

- EFS repaired loose seat adjustment handle as per Bob Belden at a cost of \$92.50
- Upcoming projects to be reviewed
 - Cleaning of the air ducts and wall around air ducts where mold colonies have developed (ACREE)
 - Main Line leak identified by TLC at the exit bend between Stagecoach and Mossy Oak. This is affecting the water pressure for the sprinklers in the medium and side grassy areas on Stagecoach. Follow up needed with Larry Neely at Bravo, Herschel Pinegar at Design Landscape Management, and Pete Lucadano at Luke Brothers
- Walked common areas around the clubhouse on Mossy Oak and Stagecoach to identify lawn care issues on April 29th with Terry Conway, Board member at Stagecoach and Tommie Edwards of TLC

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, but discussion ensued regarding vandalism and suspicious activities. Craig Cameron to place article in the next newsletter regarding security of the community

Architectural Review Committee:

- Fred stated that nine applications were approved at the monthly ARC meeting held on Monday May 16th

Grounds Committee (Frank McVay reported)

- Lights in the falls are not working and need rewired. Frank to contact vendor to take a look at this problem.
- Discussion ensued regarding the telephone box on the clubhouse exterior wall and how to keep it from getting wet when it rains.

It was

ON MOTION: Duly made by Mike Cien, seconded by Jean Millican

RESOLVE: To approve the placing of an awning over the electrical panels by On the Level, Inc. at a cost of \$375.00

- Discussion ensued regarding new lights on the Boulevard.
 - It was
 - **ON MOTION:** Duly made by Mary Cluck, seconded by Bob Belden and carried unanimously
 - **RESOLVE:** To purchase 12 lights going from the front to the back portion of the boulevard and approved the Washington as the style of the pole being used

- Discussion ensued regarding the breaches by the lakes. Mark to contact Dino to take a look and to look at all of the 12 grates around the pond areas. The Property Manager to also identify pond maintenance vendors who may handle

Newsletter Committee:

- Gigi Cien reported that the Newsletter went to the printer on Wednesday May 18th.
- Discussion ensued regarding Lloyd writing an article about the ARC, the Spring Contest winners and misuse of the access card for pool entry.

Hearing Committee:

No Report given. Need members to reestablish this committee

UNFINISHED BUSINESS:

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

- The TLC invoice that shows the Seasonal Coloring charge and the Fire Ant Bait Program charge. Mark to review and contact me by the end of this week with a decision as to what is to be paid
- Discussion again that TLC is to do nothing except what is within the scope of the contract
- Discussion ensued regarding the use of PSA for monitoring the work being performed relating to the landscaping work. Decision made to forego this service.

NEW BUSINESS:

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

- Discussion regarding some form of "Thank you" to the residents who have volunteered their time to the Board
- New shirts for the staff

ON MOTION: Duly made by Terry Conway, seconded by Mary Cluck and carried unanimously

RESOLVE: To approve Aqua Zumba sessions in the pool as requested

The next meeting is scheduled for Monday June 27th

ADJOURNMENT:

There being no further business to come before the Board,

ON MOTION: Duly made by Mary Cluck, seconded by Terry Conway and carried unanimously.

RESOLVED: To adjourn the meeting at 8:55PM

Submitted by

Approved by:

Jeff Hahn, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA

