

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 27, 2004

Call to Order: The meeting was called to order at 6:40 PM. by Bruce Brown at the Recreation Center.

Calling of the Roll: The roll was called and those present were Bruce Brown, Barbara LoVallo, Mark Nagel, Georgiana Cien, Robert Carpenter and Brian Troutman. Carmen Patton was absent. Tom Picciano from Management and Associates acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes: Minutes approved from November 4, 2004 and November 22, 2004.

ON MOTION: Duly made by Bruce, seconded by Brian Troutman and carried unanimously.

RESOLVE: To accept the minutes.

Treasurer's Report: Received financials from Melrose Management with December 9th closing date. Approximately \$21,000.00 spent in November. Possible \$5,000.00 shortfall for 2004.

Manager's Report: Read report (see attached).

Manager was instructed to send Santa Fe Management Company a letter regarding dog waste and the use of bus stop.

Presidents Report: Informed the Board that he will ask Management & Associates to attempt to close up items with Melrose Management. He will present items to Management & Associates after the Annual Meeting.

Security Patrol Committee Report: By Craig Cameron. An off duty Pasco County Deputy recently patrolled the community, no citations were issued. In January there will be a recruiting session. Some members have shown interest in joining.

The newsletter is currently in production.

ACC Report: Gigi said the community is starting to receive applications to repaint. Administrative issues for the ACC have been worked out with Management & Associates.

Unfinished Business: There was none.

New Business:

ON MOTION: Duly made by Bruce, seconded by Gigi and carried unanimously.

RESOLVE: To renew ground maintenance contract for Raymow.

Frank McVay reported that the pool edge has cracked holes and is chipped. This has been noted by the Pasco County Health Department. Board instructed Frank to get more information, prices and warranties from contractors.

Legal Update: President reported no new liens are in place due to management company change. Financial reports are needed to bring up to date.

Joseph Cianfone is the Board's attorney.
Attorney Steve Mezer is working on 3 old liens.

No major concerns over maintenance fee increase.

The board president and the property manager will review the pay scale for recreation center staff.

Next meeting will be the Annual Meeting January 12, 2005 at 7:00 p.m.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 7:30 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

Bruce Brown, President
Stagecoach Property Owner's Association, Inc.