

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 27, 2005

Call to Order: The meeting was called to order at 6:42 PM by Bruce Brown at the Recreation Center.

Calling of the Roll: The roll was called and those present were Bruce Brown, Brian Troutman, Gigi Cien, Anne Cameron, Robert Carpenter, Barbara LoVallo and Mary Cluck. Tom Picciano from Management and Associates acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes: Minutes approved from May 23, 2005.

ON MOTION: Duly made by Barbara LoVallo, seconded by Bruce Brown and carried unanimously.

RESOLVE: To accept the minutes as read.

Reading and Disposal of Unapproved Minutes: Minutes approved from April 25, 2005.

ON MOTION: Duly made by Barbara LoVallo, seconded by Anne Cameron and carried unanimously, Bruce Brown abstained.

RESOLVE: To accept the minutes as read.

Treasurer's Report: Given by Brian Troutman.

- Legal expense items have been highlighted
- Pool permit over budget
- On site labor – over budget because of six (6) week month
- Tile and upholstery have been paid for
- Tree work and planting have been paid for
- Approximately \$30,000 spent this month, usually around \$28,000 per month
- Reserve account had little activity
- Budget discussion will begin next month
- Manager will get a price for tree taken down by car accident

Manager's Report: Included with minutes.

- Manager went over foreclosures. Motion to foreclose on accounts:

ON MOTION: Duly made by Bruce Brown, seconded by Anne Cameron and carried unanimously.

RESOLVE: To foreclose on 3633 Austin Range Drive

ON MOTION: Duly made by Barbara LoVallo, seconded by Bruce Brown and carried unanimously.

RESOLVE: To foreclose on 3823 Austin Range Drive

ON MOTION: Duly made by Barbara LoVallo, seconded by Bruce Brown and carried unanimously.

RESOLVE: To foreclose on 3570 Mossy Oak Circle

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

RESOLVE: To foreclose on 25150 Conestoga Drive

ON MOTION: Duly made by Mary Cluck, seconded by Robert Carpenter and carried unanimously.

RESOLVE: To foreclose on 3430 Golden Eagle Drive

- No response to our letters from Swiftmud regarding The Enclave or the bus stop at Santa Fe or the Cypress Creek cleanup.

Committee Reports:

ACC Report: Given by Gigi Cien.

- Painted driveway violation letter – worded incorrectly. ACC wants the Board to consider staining of driveways. The ACC will make all pertinent information on the stain available.

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

RESOLVE: To approve Behr #819, Catalina Stone, concrete stain (available at Home Depot) for driveway staining.

- Gigi suggests that all committee members have a three (3) year term
- Gigi resigns from the Architectural Control Committee. Bruce and the Board thank Gigi for her contribution to the ACC.
- Paint color discussion – goal is to avoid a ‘patchwork quilt’ look within the community. The ACC works within the range of the samples available. The tone of the color is what is considered most. Some residents take issue with the colors and/or tones available.

Security Patrol: Given by Anne Cameron.

- Security meeting on hurricane protection from Pasco County officials is scheduled
- Craige needs more security volunteers
- Low crime this past month

Unfinished Business: None

New Business:

ON MOTION: Duly made by Barbara LoVallo, seconded by Gigi Cien and carried unanimously.

RESOLVE: To appoint Carol McVay to the Architectural Control Committee.

Next meeting will be on July 25, 2005 at 6:30 p.m.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 8:05 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

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