

STAGECOACH PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 29, 2005

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, Brian Troutman, Robert Carpenter, Anne Cameron and Mary Cluck. Barbara LoVallo and Gigi Cien were absent. Tom Picciano from Management and Associates acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes: Minutes approved from June 27, 2005.

ON MOTION: Duly made by Robert Carpenter, seconded by Anne Cameron and carried unanimously.

RESOLVE: To accept the minutes as read.

Treasurer's Report: Given by Brian Troutman.

- Gave total expenditures for June, over budget for month – due to legal expense
- Forecast is \$13,000 (approximately) over budget for first half of the year
- Tracking of spending is on-line
- Worksheet for 2006 Budget presented with past histories and scenarios
- Goal for budget meeting is for September approval

Manager's Report:

- Tax bill has been paid in full
- Check with Joe Cianfrone on legality of towing the trailer from Evansdale property
- Review of Cianfrone letter to The Enclave regarding drainage. SWFTMUD is suing The Enclave.
- Bruce will notify the Manager where tree was damaged by car accident
- Cianfrone letter to Santa Fe regarding bus stop was reviewed
- Property infringing on wetlands owned by Association was reviewed. Cianfrone is handling
- Board is not foreclosing on any properties this month, delinquencies are not high enough
- Presented July 25, 2005 delinquency list

Committee Reports:

ACC Report: Given by Anne Troutman.

- Getting lots of applications
- More people are attending meetings

Security Patrol: Given by Bruce Brown.

- A few more members have been added
- Crime stats are low
- Hurricane preparedness meeting was a success

Unfinished Business: None

New Business:

- Brian asked about hurricane preparation for the Rec Center building, are shutters needed?
- Board will consider developing a hurricane plan for windows
- All loose materials are brought into building
- Brian will put together a cost estimate
- Pool chair purchase – Money from Santa Fe will pay for impact of purchases at Rec Center. This money is put into reserves until needed. Get prices of chaise lounges. Bruce will get prices.
- Bruce discussed committee vacancies. He would like to gather people who are interested and present the names to the Board.

Next meeting will be on August 22, 2005 at 6:30 p.m.

Adjournment: It was, ON MOTION, duly made by, seconded and carried unanimously to adjourn the meeting at 7:25 P.M.

Submitted by:

Approved by:

Tom Picciano, LCAM
Property Manager
Management and Associates

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