



Stagecoach

**STAGECOACH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 24, 2006**

Call to Order: The meeting was called to order at 6:45 p.m. by Mary Cluck at the Recreation Center.

Calling of the Roll: The roll was called and those present were Mary Cluck, Brian Troutman, Mitch Poulson, Gigi Cien, and Anne Cameron. Robert Carpenter and Barbara LoVollo were absent. Gigi Cien acted as Recording Secretary substituting for Tom Picciano.

Reading and Disposal of Unapproved Minutes: Minutes approved from the June 26, 2006 meeting.

ON MOTION: Duly made by Anne Cameron, seconded by Gigi Cien and carried unanimously.

RESOLVE: To accept the minutes as read.

Treasurer's Report: Read aloud by Brian Troutman

- Written report is attached and has been entered into the record
- Treasurer reviewed YTD financial spreadsheet
- Legal fee for Cianfronte for Parcel 1 is \$2700
- Fee for professional tax preparation and annual financial report is \$2400, report preparation is too high of price
- Hurricane film on Rec Center windows cost \$3000
- June expenses, \$30,000, most expensive month yet, due to legal bills all in one month
- Budget is \$25,000 under for the first half of the year
- Sheriff patrol money is available and well spent
- Electric bill is highest ever, but not as high as expected
- Assessments from Stagecoach and Santa Fe in reserve as of July, 2006 are \$148,000. Projected to be \$150,000 by January, 2007.
- In September, the Board will have 2007 budget planning meeting
- Distribution of Security Patrol stipend does not go smoothly. Reimbursement procedure needs improvement. Possible distribution of payment at Board meetings or payment kept in a lock -box at the Rec Center office.

Manager's Report: Prepared by Tom Picciano and read aloud by Mary Cluck and entered into the record.

- Written report is attached
- Four (4) liens, no four-digit delinquencies
- Brian T (treasurer) will consult with Tom P (M&A) as to what action to take with "Reserve Analysis" issue.
- Board tabled the "Reserve Analysis" issue until the August Board meeting when all members are present.
- Discussion regarding artificial landscaping at 25202 Conestoga. A decision was made to leave it alone until it becomes an issue or problem.

Committee Reports:

ACC Report: Ann Troutman

- Only 4-5 applications this month, fairly quiet
- Ann T recommended the Board approve the purchase of an OTT light for better view of color chips for house paint. Light can be purchased at Lowe's or Home Depot for \$100
- **ON MOTION:** Duly made by Mary Cluck, seconded by Anne Cameron and unanimously carried.
RESOLVE: Approve the purchase of an OTT light for use by ACC

Security Patrol: Craige Cameron

- Four (4) new patrol members, still need more
- Sheriff will have more patrols to monitor pool area, fence jumping
- Annual Fund Raiser Picnic for Pasco County Security Patrol is October 7th \$10/ticket
- Crime stats are low, no sheriff patrols ordered currently, Craige will order patrols for near future.

Unfinished Business:

- Board approved Frank to purchase new "Pool Rules" signs and letters on clear film for the Rec Center doors
- New Pool Rules were included in the July/August 2006 newsletter.
- Discussion of Rec Center rental fee and return of security deposit. The \$50 rental fee to remain same. Recommendation to change the policy for the return of the security deposit. Suggestion: Two (2) inspections of clubhouse be made (one following a party and a second by a different attendant the next day). Security deposit to be returned by M&A, not the attendant.

New Business:

- Mary Cluck suggested the maturing CD be placed in money market account until a definite decision is made. Check new interest rates.
- Brian T will go to Sun Trust Bank to secure the forms to close the account
ON MOTION: Duly made by Anne Cameron, seconded by Mitch Poulson and unanimously carried
RESOLVE: To transfer CD account #1300000005 Renewal Date: 8-2-06 to a money market account.
- Dead tree limb on park, Raymow needs to remove it.
- Frank reported a breach in Pond 15 where the islands are
ON MOTION: Duly made by Brian Troutman, seconded by Mary Cluck and carried unanimously
RESOLVE: Frank to proceed with repair of breach in Pond 15
- One wicker chair (Rec Center) needs replacement. Table until the August meeting.
- Latest on Parcel 1: A topographical survey was done; no other action has been taken by developer.

The next meeting will be August 28, 2006 at 7:00 p.m. in the Recreation Center

Adjournment: It was ON MOTION, duly made by Anne Cameron and seconded by Brian Troutman and carried unanimously to adjourn the meeting at 8:10 p.m.

Submitted by:

Approved by:

Georgiana "Gigi" Cien
Substituting Recording Secretary
Stagecoach Board Director

Robert Carpenter, President
Stagecoach Property Owner's Association